



RENOVATION OF THE CHURCH BUILDING

3 scenarios

„Renovation Feasibility Group“
(RFG)

LUTHERGENF 
Evangelisch-Lutherische Kirche in Genf

 **GENEVALUTHERAN**
Evangelical Lutheran Church of Geneva

HISTORY OF CHURCH BUILDING

1766			
1776		1766	Inauguration of church building (9.2.1766)
1786			
1796		1782-1786	Church building used by military, thereafter renovation
1806			
1816			
1826		1813 -1815	Use as hospital, thereafter renovation
1836			
1846			
1856			
1866			
1876			
1886			
1896		1892 – 1899	Renovation of sanctuary, installation of rooms on 3. floor
1906			
1916		1907/1914	Renovation of sanctuary (200 years jubilee) Renovation of 2. floor (apartment of pastor)
1926			
1936			
1946			
1956		1957	Renovation of sanctuary
1966		1967	Construction of the Gemeinderaum
1976			
1986			
1996		1988-1991	Renovation of sanctuary, new heating and ventilation systems, upgrade of cave voutée, kitchen, toilettes, 3. floor; renovation of facade
2006			
2016			

Church building



Level 9

Attic

Level 8

3. floor rooms, archive, offices of pastors, studio of concierge, WC, kitchenette

Level 7

Apartment of pastor GSC

Level 6

2. level sanctuary
Office GSC, „nursery“ with WC

Levels 4 and 5

Entry rue Verdaine
Sanctuary, sacristy, Office ESC

Levels 2 and 3

Gemeinderaum,
Kitchen, WC, storage

Level 1

Cave voutée

STARTING POINT

Workshop of March 2015

**Historical
monument**

**Multifunctional
use of the
building**

**Many different
levels**

**Difficult
accessibility of
many levels**

Noise at all levels

**Moist cellar
(cave voutée)**
**Stability of the
wooden
supportive
structure ?**

**Outdated
technical
installations**

**High operational
(maintenance
and energy) costs**

AUSGANGSPUNKT

MANDATE BY CHURCH COUNCIL (30 March 2015)

- Preparation of 3 renovation scenarios (possibilities) of different extent and cost as a basis for decision by members of the Church
- Members of RFG: 3 GSC and 4 ESC + Geneva architect (pro bono)

Renovation-Scenario 1: Basic

- Minimum to keep the building operational

Short-term

Renovation-Scenario 2: Improved access

- Improved access to most rooms of the church building
- Minor construction work

Renovation-Scenario 3: Foresight

- Major construction work, incl. Elevator, relocation of rooms and functions
- Modern environmental-, access-, communication- and safety standards
- Optimal use of building for public, community, work and living

Long-term

RENOVATION-SCENARIO 1 – BASIC

Necessary maintenance work until 2026

21 rooms at 9 levels (maintaining the „status quo“)

- Safety and reconstruction measures (cave)
- Renovation, painting, insulation of windows
- Electricity, telephone, internet
- Water drainage (cave voutée))
- Fire safety
- Renewal of tables and chairs

Estimated costs: 120.000 CHF (for 10 years)

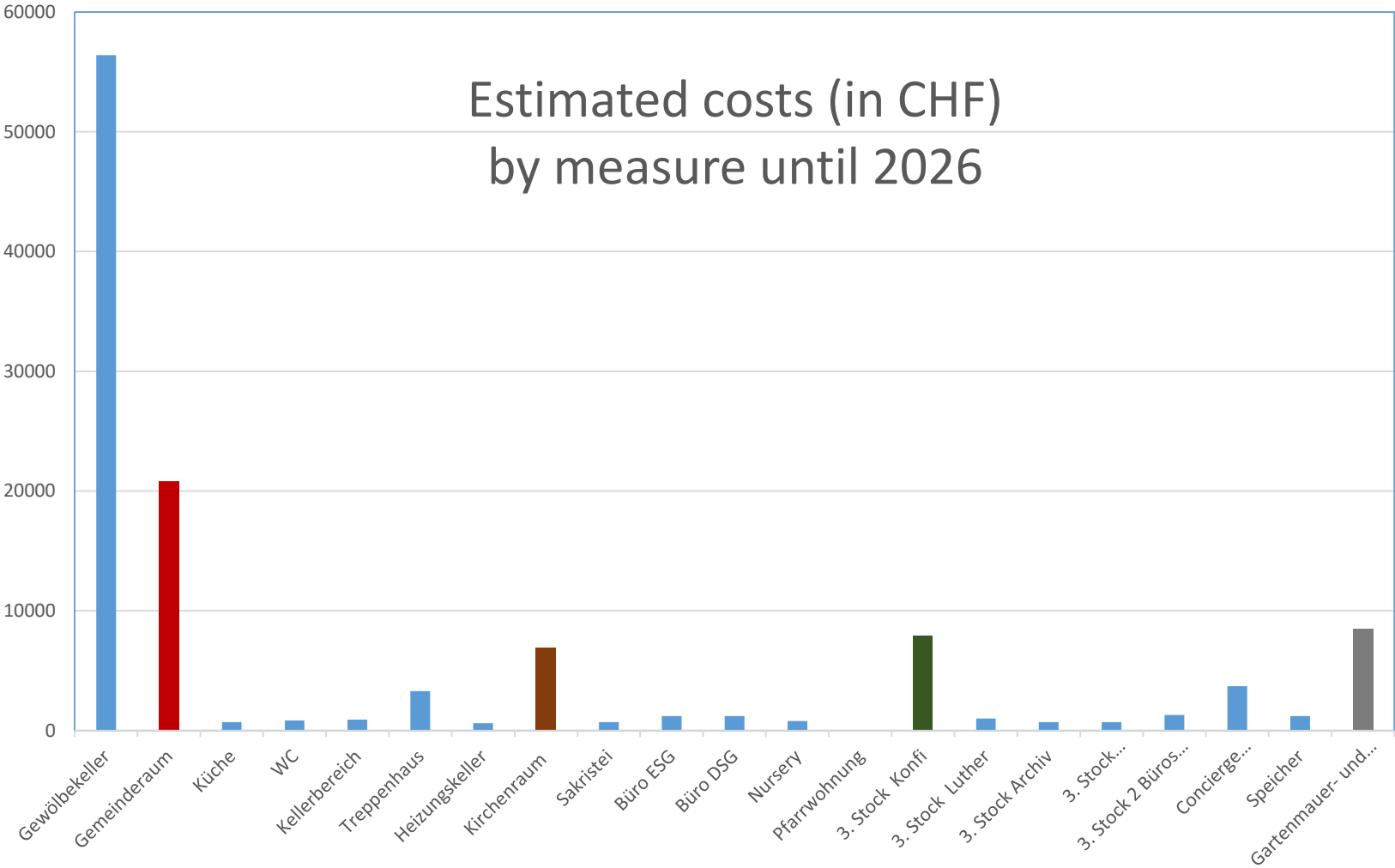
Not included:

- New heating and ventilation system
- New sound system in sanctuary
- Renovation of apartment of pastor (GSC)

Scenario 1

		Cave voutée		
		Restoration by type of work - Financement des travaux	Build for cost estimate - Coût des travaux	(Estimated costs - Coût) (21-9)
Refurbishment, painting, etc. - Renouvellement, peinture, etc.		Sealing of old stone blocks, new plaster surrounding remains (in fact) and new joints (above) : Séchage des blocs anciens (logis), Remplacement des mortiers (au-dessus) et jointures (dessus) - D'office du patrimoine	Estimate Maîtrise d'OE, 2006/2007; Bâtiments Caves d'Als, 85-86/2003 - Publicité: Drawing 30000 DNE; Architect planning 10000; Bâtiments patrimoine: 3000 COP	338000
Windows and doors - Fenêtres et portes	Windows and doors - Fenêtres et portes	Enable installation of door shutters - Installation des portes à lattes	Estimate Bâtiments 2006/2007	500
Insulation, heating, etc. - Isolation, chauffage, etc.	Heating (water) - Chauffage - Eau chaude			
	Climate control - Climatisation	Children of ventilation shaft under staircase (partial, expensive device) (to allow) - Installation partielle d'un système de ventilation sous l'escalier (partiel, très coûteux) (pour permettre) - D'office du patrimoine	Cost: see cost	0
		How automatic regulation of air conditioner system for children of staircase	Over estimate	20000
	Small rooms - Petites pièces	20 new wall sockets with fuses - 20 nouvelles prises à fusibles	Over estimate	3000
Electricity - Électricité	Lighting systems (incl. emergency) - Éclairage (y compris d'urgence)	Repair/replace of standing lamps - Réparation ou remplacement	Cost: see cost	15
	Cable TV - Télévision	Cable for 10 wall sockets with fuses (new cable system) - Câblage pour 10 prises à fusibles (nouveau système)	Over estimate	3000
	Water supply - Eau potable			
Water drainage, etc. - Évacuation, etc.	Sanitation - Assainissement	Drainage system along walls and above floor with pump and metal grid and overflow through light shaft in kitchen above - Système d'évacuation des eaux par des tuyaux le long des murs et au-dessus du plancher avec pompe et grille métallique et débordement par le puits de lumière au-dessus de la cuisine	Over estimate for 20 m of drainage but 1000-2000 together with renovation of walls	300000
Communication - Communication	TV, radio, etc.	Installation of projection facilities - Installation des projecteurs, etc.		
	Internet (WiFi)	Antenna Router access (cable building)	Over estimate	3000
Fire safety - Sécurité	Smoke detector - Détecteur de fumée	Fire detector - Check equipment - Voir détecteur de fumée - Vérifier l'équipement	Berth Schuster 2002	6000
	Extinguisher	Check equipment - Vérifier l'équipement		
Other restoration - Autres restaurations		Installation of sliding doors and storage bins on left side of staircase (but Permit) - Installation des portes à coulisses et des bacs à l'autre bout de l'escalier (sans autorisation)	Over estimate based on Internet search	50000
Sanitary - Sanitaire	Sanitary - Sanitaire	20 toilet (plus 20) (light and fully toilet) - 20 toilettes (plus 20) (WC et toilettes)	Over estimate 140000-150000 based on Internet search	40000
Not yet at "Cave-to-house" and conference room - Salle de réunion, salle de conférence et salle de réunion		Installation of elevator or escalator, new floor on floor 1, large renovation of kitchen, emergency exit, installation of wheelchair lift - Installation d'un lift, rénovation de la cuisine, sortie d'urgence, installation d'un ascenseur, rénovation, aménagement de la salle de réunion, salle de conférence, aménagement de la salle de réunion		
Total costs by type of restoration - Coût total par type de restauration				504000

RENOVATION-SCENARIO 1 – BASIC



RENOVATION-SCENARIO 2 – IMPROVED ACCESS

Measures to improve accessibility with a minimum of construction work

Improved access for

- People with reduced mobility (partly also for wheelchairs)
- Families with small children (strollers)

by:

- Installation of a small elevator (3 persons) in the eye of the stair tower
- Minor construction work (f.i. new access in stair tower required due to installation of elevator)
- Installation of stairlifts (partly with platform for wheelchairs)

But:

- Wheelchair access not possible (for technical reasons) to all rooms of the building (only to sanctuary, Gemeinderaum and WC)

RENOVATION-SCENARIO 2 – IMPROVED ACCESS

Measures

Small elevator in stair tower (levels 3-7)



Example: Stairlift
(levels 1-3 u. 7-8)



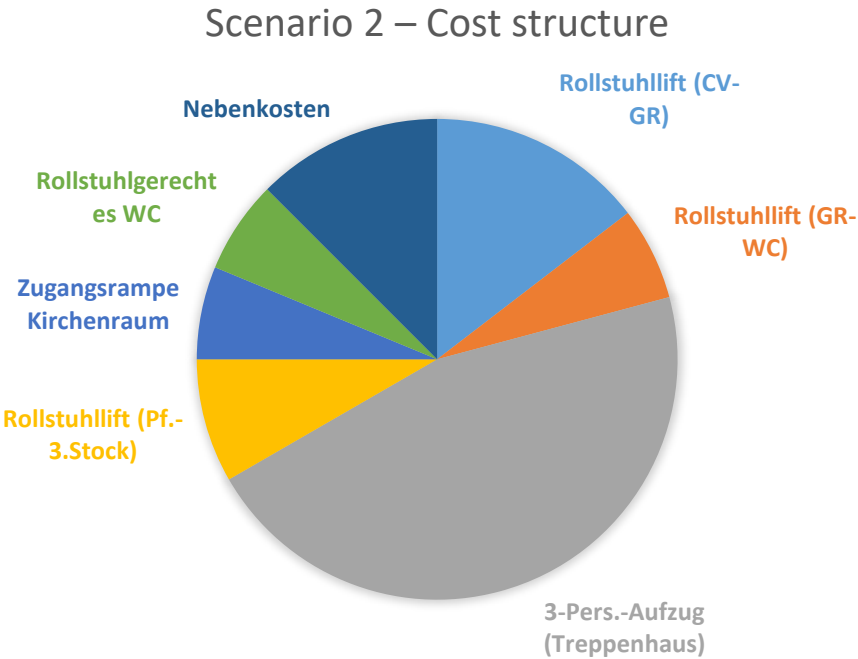
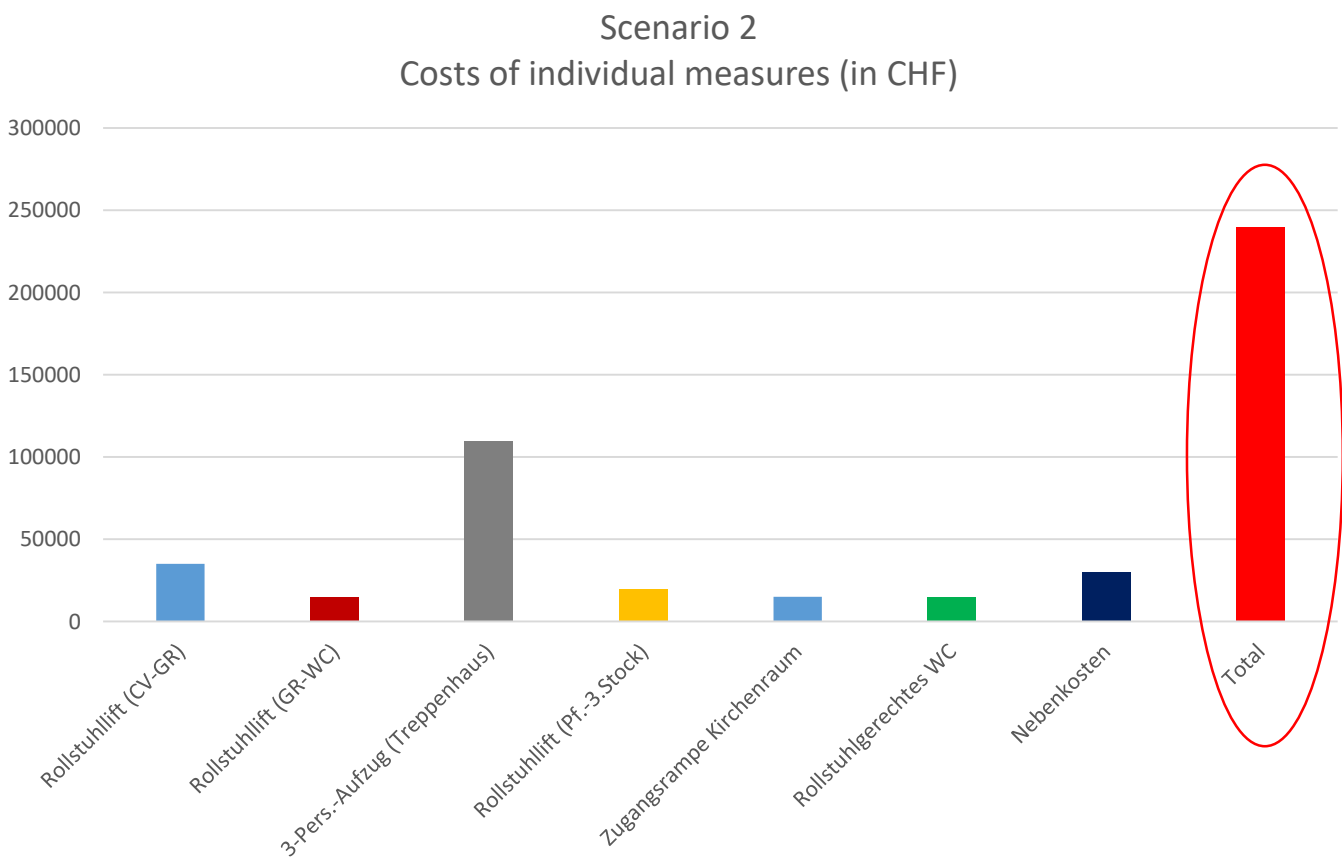
Example: Small elevator (3 persons)

Example: Access ramp
to sanctuary from church garden



RENOVATION-SCENARIO 2 – IMPROVED ACCESS

Estimated costs: 240.000 CHF



REQUIREMENTS FOR RENOVATION-SCENARIO 3

(RESULTS OF 2015 WORKSHOP)

RENOVATION-SCENARIO 3 - - FORESIGHT

Welcoming place
and facilities

Sustainable use
of the church
building

Keep apartments
of GSC pastor and
concierge

Multifunctional
use of rooms

Balanced use of
rooms over time

Better
accessibility at all
levels

Upgrade of
technical
installations and
safety of roof
construction

Clear room usage
(signalisation)

RENOVATION-SCENARIO 3 – FORESIGHT

Strategy for relocation of rooms and functions in church building

Public and community area

- Sanctuary, Gemeinderaum, cave voutée, toilets, kitchen, storage

Pastoral, church and congregational work area

- Sacristy, offices of pastors, congregations and church council, conference and welcome areas, wheelchair accessible toilets, archive and storage areas

Private apartments

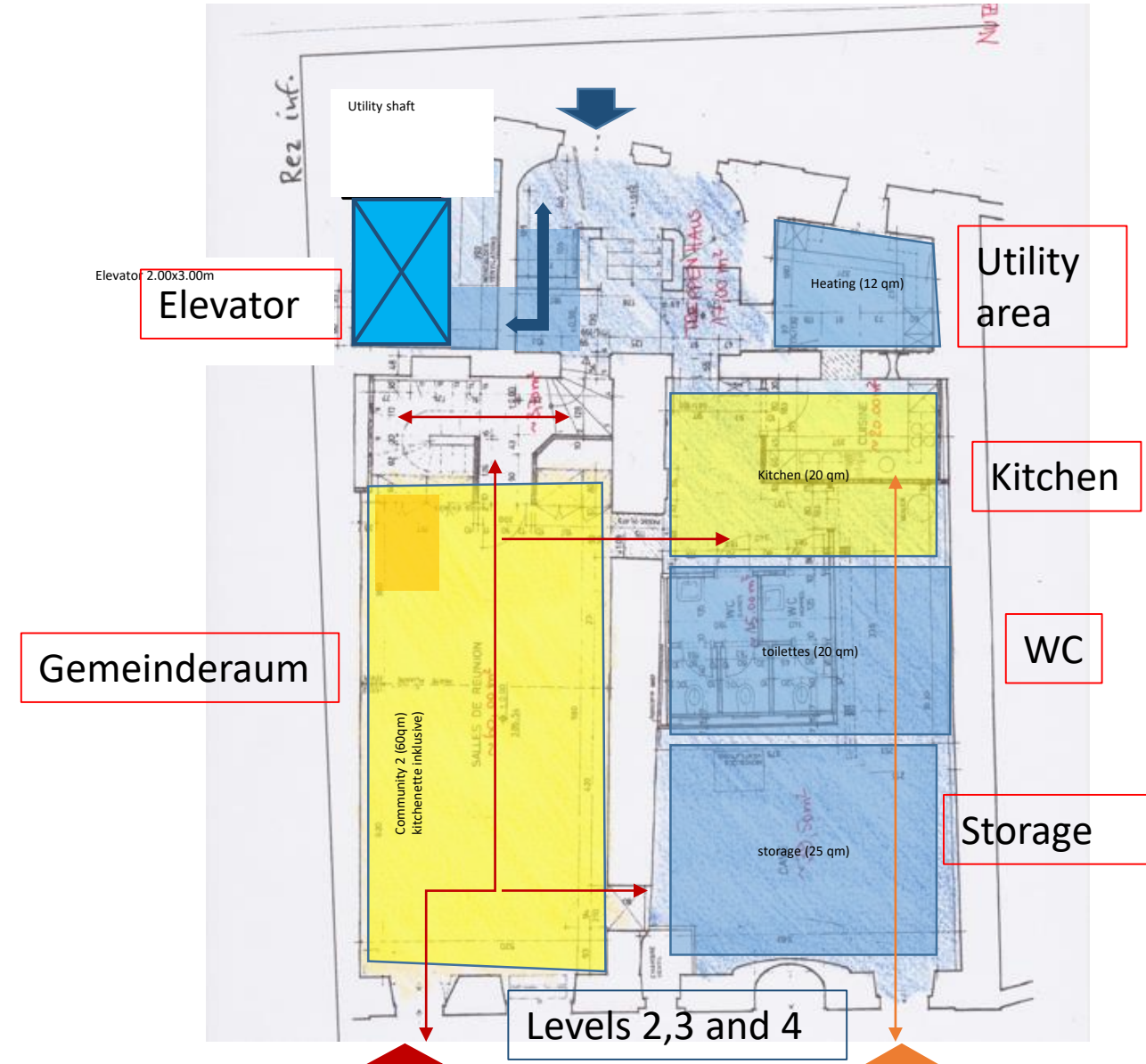
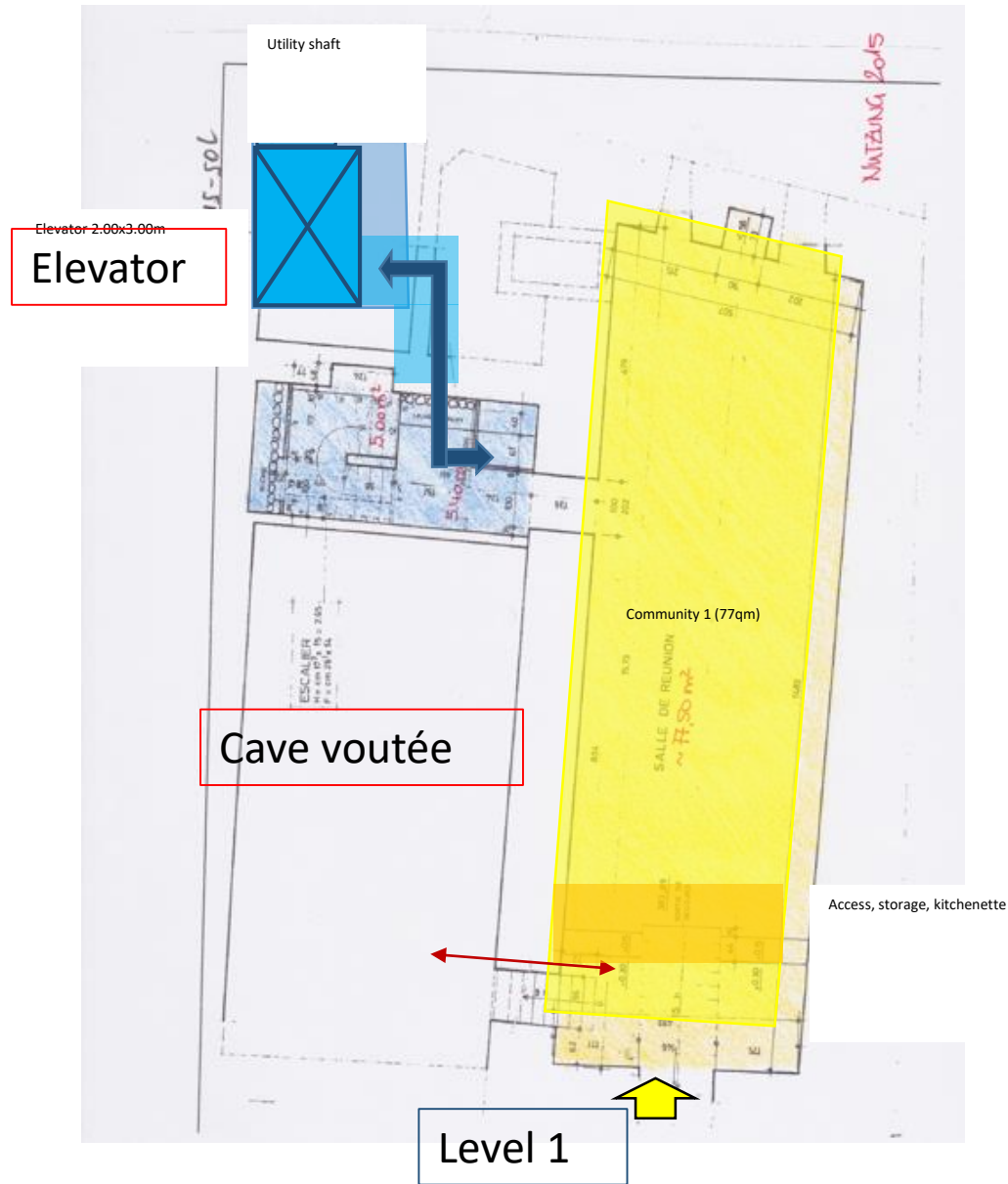
- Apartment of German pastor, studio of concierge

Utility area

- Elevator, technical installations (heating, ventilation, electricity, communications, sanitation)

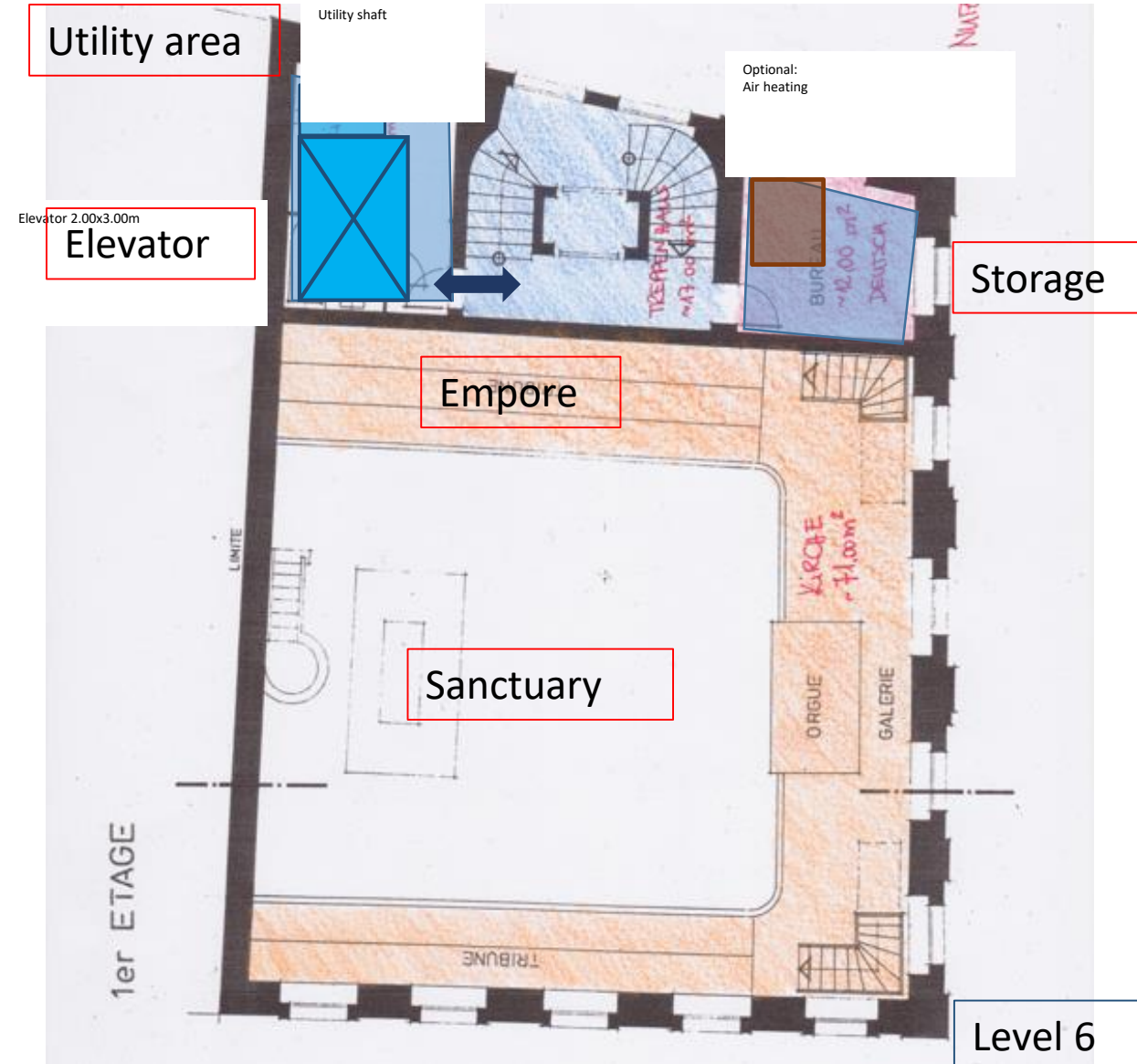
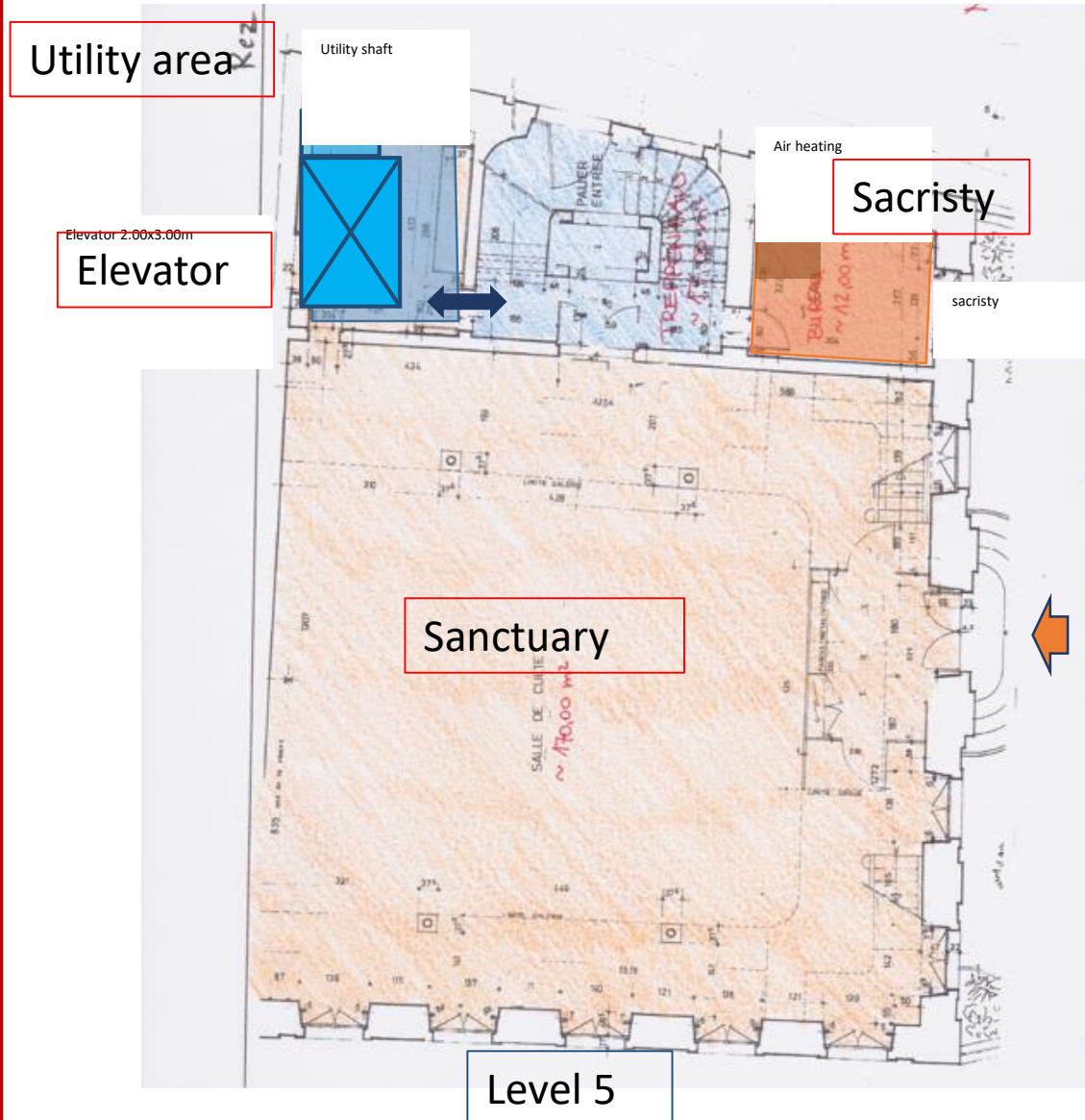
RENOVATION-SCENARIO 3 – FORESIGHT

Public and community area (levels 1, 2, 3 and 4)



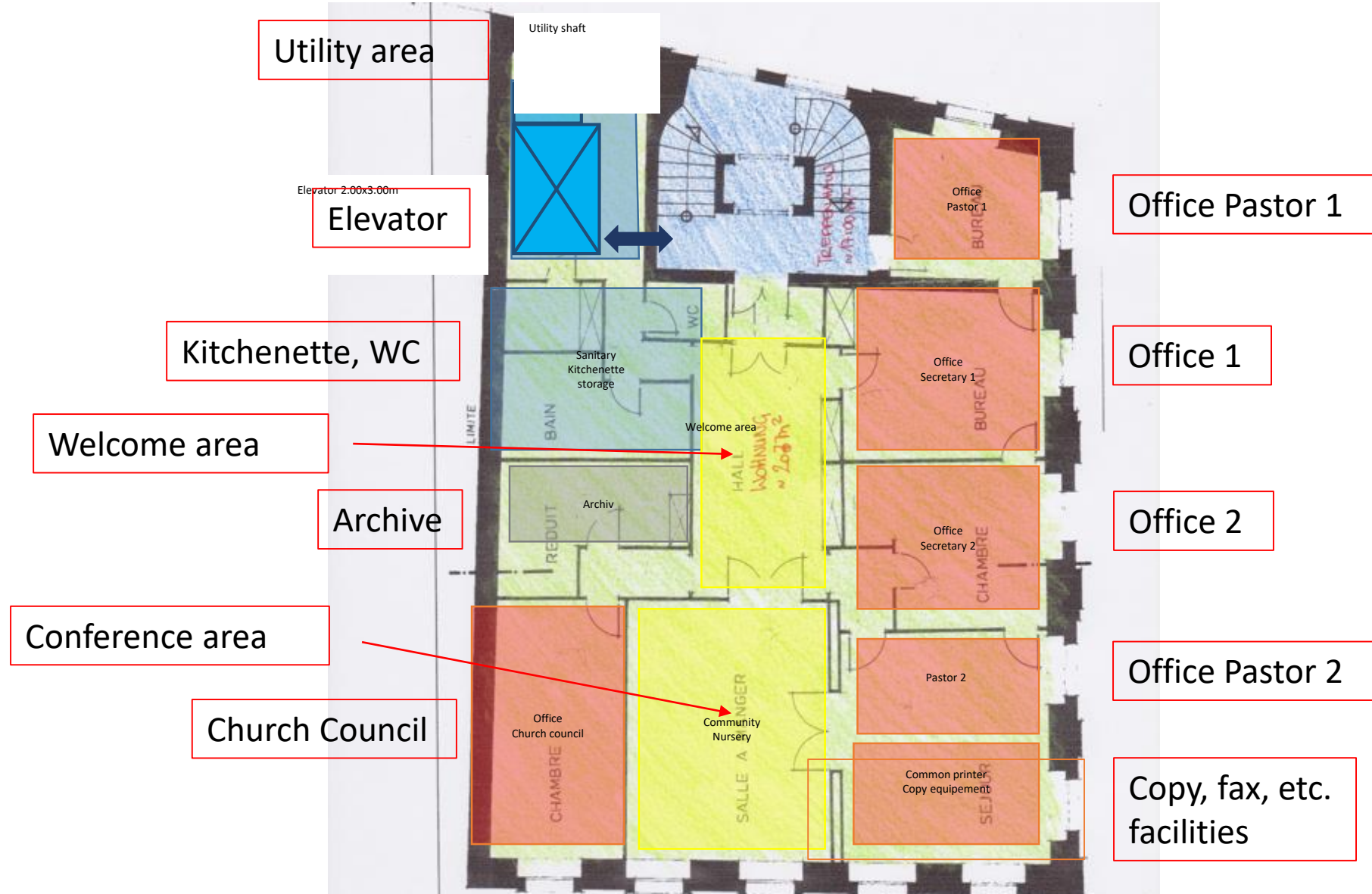
RENOVATION-SCENARIO 3 – FORESIGHT

Public and community area (Levels 5 and 6)



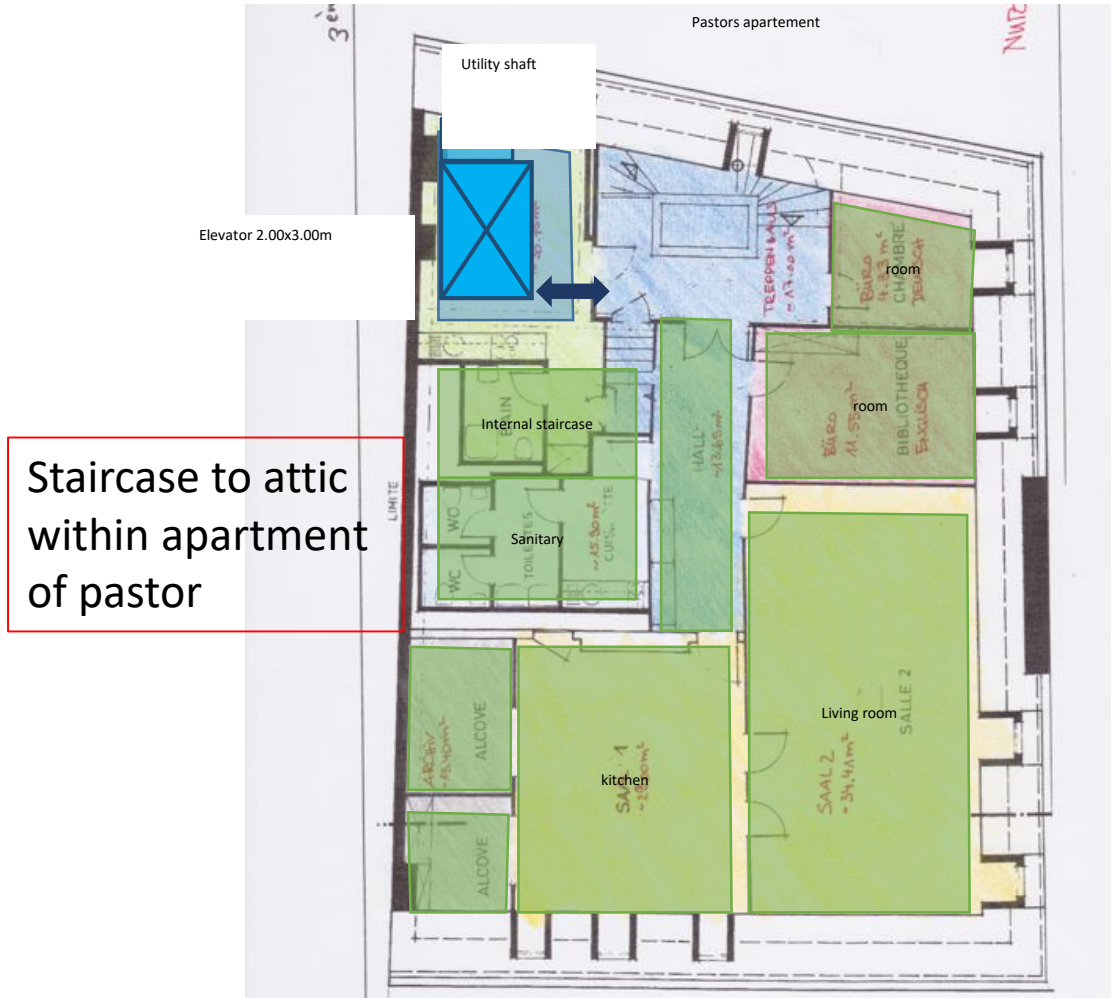
RENOVATION-SCENARIO 3 – FORESIGHT

Pastoral, church and congregational work areas (Level 7)



RENOVATION-SCENARIO 3 – FORESIGHT

Private apartments (Level 8)



Alternative 1: Apartment of pastor at levels 8 and 9 (with elevator to level 8)



Alternative 2: Apartment of pastor at level 8 and studio of concierge at level 9 (no elevator to level 8)

RENOVATION-SCENARIO 3 – FORESIGHT

Private apartments (Level 9)

Pastors appartement



Alternative 1: Part of apartment of pastor at level 9

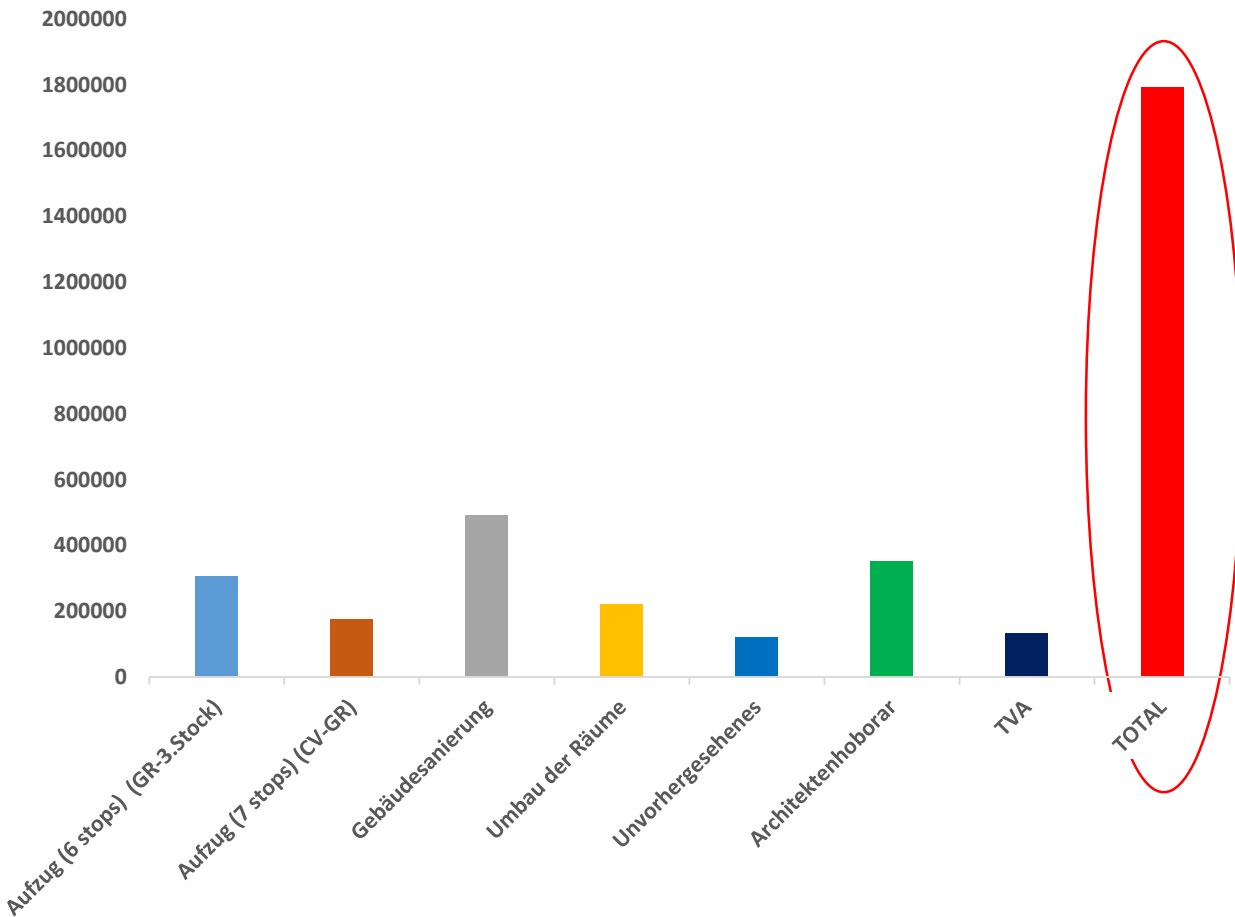


Alternative 2: Studio of concierge at level 9

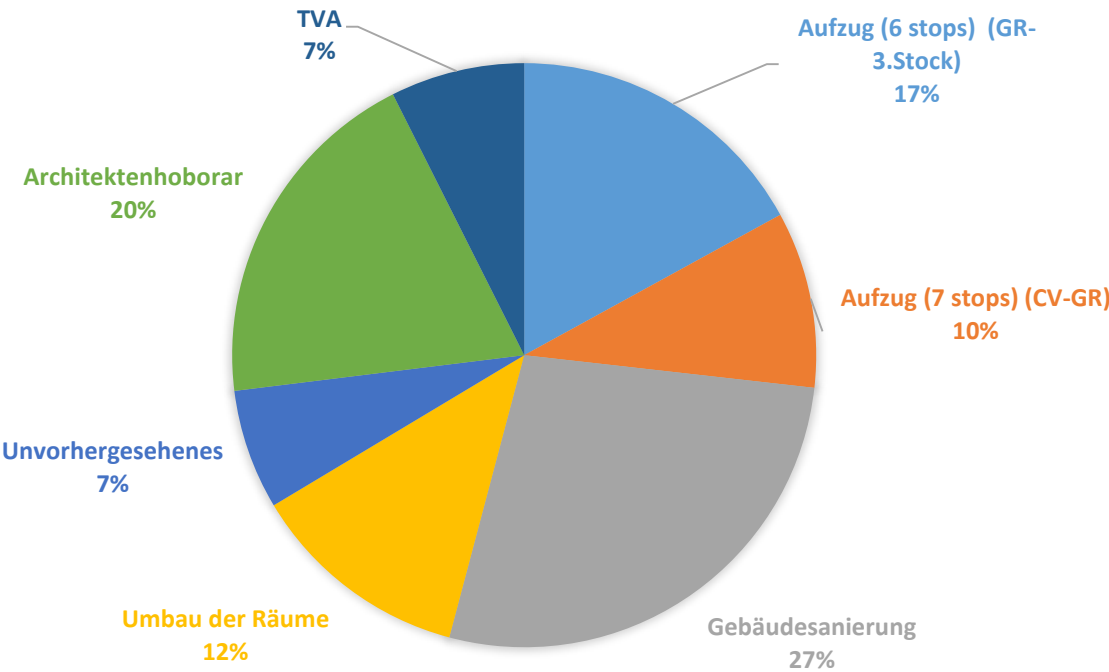
RENOVATION-SCENARIO 3 – FORESIGHT

Estimate costs: 1.8 Mio CHF

Scenario 3
Cost of individual measures (in CHF)



Scenario 3 – Cost structure



CONCLUSIONS – REPORT OF RFG

Which of the 3 renovation scenarios should be pursued in principle?

- Scenario 1: Minimum to keep the church building operational until 2026
Status quo in terms of functions and room utilization (high operational costs)
Moderate maintenance costs, but high investments as of 2026 (heating, etc.)
- Scenario 2: Minor construction work, no relocation of functions and rooms
Improved access to and within the building (no wheelchair accessibility to all rooms)
High investment and operating costs, stairlift operation prohibits use of stairs for others
RFG: Scenario 2 is not considered to be a desirable renovation option
- Scenario 3: Major overhaul of the church building (welcoming, sustainable, functional)
Long-term foresight strategy (pro-active)
Very high investment costs
Requires new mechanisms for implementation (responsibility, planning, financing)

Decision (in principle) by all members of the Church (General Assembly)