

PROJECT DESCRIPTION

The building at 631 University Avenue N.E was constructed in 1910. In 1972 it was purchased by The Meditation Center. Many improvements have been made since it was purchased including major systems such as heating and AC plants, electrical panel and distribution, exterior brick tuckpointing, structural stabilization, roofing, eaves and gutters, as well as many interior upgrades. However, one major system original to the 115-year-old building is major plumbing waste piping. These piping systems are failing.

A great deal of the failing plumbing systems is above the first-floor ceiling serving the second-floor bathrooms. Some damage to these ceilings has already occurred. At the same time, these second-floor bathrooms are outdated, and their layout is inefficient.

Given the necessary funds, these high priority needs could be addressed concurrently. With a more efficient use of the available space, two separate bathrooms with updated plumbing, heating and ventilating systems would better serve the current needs of the Meditation Center facility.