

Property Team Annual Report 2019-2020

The Property Team experienced a fairly typical year full of blocking and tackling. The good news is some of the problematic situations went in our favor. I think we held our collective breath waiting for the water/lead test results. The negative result was such a relief on so many levels. We had our usual broken windows, damaged screens, a dead freezer, and a failed water heater. I am thankful that we have Sherri Woolsey and Bob Barry on our Team to knock out these types of issues. We suffered through a phone system issue that we finally put to bed in the fall. Boiler/Heat issues were also in play and very costly during the winter. Of course, Covid19 also came into play, and it is still part of the conversation going forward.

These are the items the team tackled this year:

- Emergency Lights/Exit Signs were replaced with updated signs per the Fire Marshall. There are now areas that need patching and repainting. We will be looking for volunteers for this in the coming months.
- Fellowship Gallery Ceiling had water damage from the men's toilet upstairs. Craig Lange repaired the damage and then repainted the wall and ceiling.
- Circulating Pumps for our heating system in the Sanctuary Basement were both replaced and should last us another 20-30 years.
- Lead Testing (water systems) was done on the water system in the Preschool wing. The preschool needed to verify the city water was lead-free. Thankfully it is.
- Moisture in windows of Youth Room was thrown out of the game. We haven't had any issues with this so if you happen to notice it, please let Scott or Sherri know.
- The new upright freezer was purchased for the kitchen. The small freezer that had been there finally reached the point where its jersey number needed to be retired. The team made the decision to pull it out of the game and put in a new player. The old one is now a free agent in need of a new location. If you can help us get rid of it, please be in touch with Scott or Sherri.
- New Water Heater for the kitchen was installed. The old one was rolled off the field and was attended to at the dump (or wherever retired water heaters go.)
- Held a "Fix-It Day" with other Church members in the offseason, during which we were able to address many issues both inside and outside.
- Fall Leaf Raking was held on a very cold and blustery Saturday in November. Thank you to everyone who showed up to help with this.
- Leaf guard for the Courtyard area was put in by Bob Barry in an effort to keep unwanted items out of the area and blocking the drain.
- Family Corner Expansion was done with assistance from Chuck Emmons and Scott Campell. We've had more new families with small children attending our services and the previous area was too small.
- Rodent/Squirrel Removal was called for in the fall. The pests were removed and monthly inspections for rodents are now part of the game plan.
- New Ballasts for lights in various rooms were installed by a contractor.

Next year - The Property Team has set goals to accomplish as many of these items as possible.

- Repair flooring in Parish House Men's room.
- With help from Church volunteers, hold a Fix-It Day sometime in June 2020.
- Replace Fire System Sprinkler Heads
- Install a new security and alarm system for Church buildings.
- Install an updated lighting system in Sanctuary.
- Install several exterior lights.

Many of the projects that we would like to achieve next year are complicated. They are not only complicated because of size and scope but also due to coordination. One example. We have to pull 40 fire systems sprinkler heads and have them tested. If each sprinkler head passes inspection, no further work is needed for ten years. If one head fails, we have to pull the other 160 heads, and it will be costly. The task required to accomplish this in the Sanctuary will be complicated by itself, but if we are going to address this, we should also try to repair water damage to the ceiling and fix or replace the lights as well. Some of the smaller jobs need to be viewed in the same manner. We would like to repair the Men's room bathroom floor in the parish house. We also spoke about reconfiguring the stalls in the bathroom so that they provide a better environment for all church members. It would be nice to tie these types of jobs together. We will continue to brainstorm on each dollar spent.

The next paragraph appeared in last year's report. Steve Pugh wrote it as part of the Property team report and it rings as true now as it did last year.

As always, the cost of maintaining and repairing our beautiful, old church outpaces our funds. This is an ambitious list of goals to accomplish in the next year and into the future. The most important take-home message from our 20-year maintenance plan is that we have not been setting aside enough funds for both the expected and unexpected issues that will arise. The Property Team will need the support of the entire congregation to accomplish this. If you have a passion for any of these projects, please come and help us. Remember, many hands make light work.

Respectfully Submitted,

Scott Campbell, Chair, Sherri Woolsey, staff liaison, Bob Barry, Bob Sampson, Muriel Credle, Ellen Fisher, Craig Lange, Andee Rebeck, and Jon Lasalle.