

Property Team Annual Report 2023-2024

This year we continued our goal from last year to not repair or replace any major infrastructure that is slated to be upgraded by BOV construction. With the exception of a large plumbing problem towards the end of the year, we have been fortunate this year that no major infrastructural concerns have arisen and we were able to stick to our guidelines.

Property team projects; current and completed in 2023-2024:

- Landscaping and Plowing
- Fire Marshal report
- Inspections
- Fall Clean Up
- Staining Wood on CWG-WWS Playground
- Boiler and Heating System Repairs in the Parish House & Sanctuary
- Sprinkler System Repair (Parish House)
- Plumbing Repair (Parish House)
- Women's Restroom "Facelift" - Faith Formation Wing
- Building Maintenance

Over the summer last year, Mark Connolly, church sexton, gave the women's restroom in the faith formation wing a facelift. He removed the wallpaper and gave it a fresh coat of paint. He also did some maintenance to the preschool front playground and stained their tree house and some of their wooden play equipment to freshen it up.

Our landscaper, whom we went into contract with last program year, Zero Turn LLC, has been out to do spring cleanup as well as put out fresh mulch. They continue to be remarkable at communication and keeping our property looking its best. They were flexible with the upcoming construction, which will reduce the landscaping we need over the summer. They will maintain the parts of the property which will not be affected by the upcoming work.

We have had many successful inspections this year. It is amazing the amount of inspections a church receives annually. Our Fire Marshall Inspection was completed with minimal issues. These issues included decorations hung in the Children's Winter Garden with White Wing School classrooms and storage around our sprinkler system, which we quickly resolved. Our September Food Service Inspection Report in the kitchen resulted in a 96, partially due to rodent droppings in the janitor closet. JP Pest has resolved this issue and we no longer have any sightings. Our March Food Service Inspection resulted in a score of 99 due to water damage in the cabinets under the sinks. The property team has plans to repair this water damage. Other inspections include emergency lights, elevator, fire extinguishers, etc.

Early in the program year we had a leak in a pipe to our sprinkler system in the Parish House, which was located under the dining room floor. Because of the minimal access to the pipes from below, we had to bring in a company to make some holes in our dining room floor so that Granite State Fire, our sprinkler company, could do some investigating. This work resulted in a

new pipe for the sprinkler system being installed in the fellowship gallery hallway of the Parish House. Mark Connolly, church sexton, was able to repair the floor and put new tiles down, which were as close as we could get to the existing tiles. Bob Barry patched the holes in the kitchen which were made during the exploration stage of the work. The work was wrapped up with this team effort.

We had another productive fall clean-up, though attendance was lower than most years. We think this is due to the date/time of the event. Veteran's Day landed on a Saturday, and the other Saturdays were taken by church events and holidays, so we scheduled our Fall Cleanup for a Saturday, with the rain date being the next day, a Sunday, after the service. It rained on Saturday, so we postponed it to the Sunday date. The property Team arrived prior to the service beginning and chugged along throughout the service. After the service we had a few church members and friends come out to give us a hand. Thank you to all the members who came out to help keep the property beautiful.

Throughout the fall and winter we had problems with our boiler in the Sanctuary/Parish House. Early in the season a valve was stuck under the dining room, resulting in it being too hot. That issue was repaired with the prognosis being that the boiler was on its last leg (perfect timing with the upcoming replacement!). Our church sexton was given instructions on how to do some maintenance on the boiler several times a week. We had a few Sundays where the heat wasn't working at all and we had to notify the congregation to bundle up. Later in the season, we had another issue with a valve resulting in it being too hot in the sanctuary during the service. At the tailend of the season, the heat stopped all together; first in the Sanctuary, then in the Parish House. We did not pursue repairs as that boiler is being replaced during the upcoming building renovations.

The UU Church of Nashua housed a warming station during the second half of the winter season. This resulted in a need for some painting in the dining room and a repair to a window pane in the Parish House exterior door. The painting will be completed over the coming weeks and the window pane was patched that same weekend. That door will be replaced during the building renovations. The church did a spring cleanup, not hosted by the property team, towards the end of the warming station's time with us to clean up the excess garbage along the property, particularly in front of the sanctuary.

On the final weekend of the warming station, warming station staff reported to the church sexton that the lower level Parish House bathroom had a clogged toilet. This, of course, was a Sunday morning before our Sunday service. Mark Connolly, church sexton, attempted to unclog it himself, and snaked it, with no success so our drain company, Granite State Sewer & Drain, was called out. This resulted in the water in the Parish House being shut off for several days and some major work being done to the plumbing system to get the clog out.

As is the issue with most plumbing projects in the Parish House, access to the pipes was difficult. The drain company had to spend a day exploring and doing exploratory cutting into the carpet outside the elevator to get to an access point to find the clog. They were able to

determine there was a house trap under the fellowship room floor, and this is where the clog was. On the third day, they spent the day digging outside the Parish House and were able to access the house trap, remove the blockage, and repair the pipe. They put in two external access points that would allow us to access this pipeline for any future problems. This was our largest expense this year.

Towards the end of this year we welcomed Jon McCue to the property team. We are excited to have Jon join us with his willingness to climb ladders and help out. We are also sad to see Mark Connolly leave the team, as he is retiring from his position as the UU Church of Nashua's church sexton. We are grateful for the three years Mark gave us as church sexton and a valuable member of this team. Mark's attention to detail kept our buildings in beautiful shape. Thank you Mark for all you have done for us. Church staff are currently interviewing for Mark's replacement. We look forward to welcoming a new church sexton to this role.

The to-do list at UU Nashua is never ending. There is always a repair or updating that is in need of attention. We are so fortunate to have the team we have who are always quick to respond and attentive to detail. This team is little but mighty. We welcome anyone with a passion for keeping our facilities in tip top shape to join our team.

Respectfully Submitted,

Ericka LaValley (staff liaison), Mark Connolly (church sexton), Scott Campbell, Bob Barry, Jon Lasselle, Ellen Fisher