

Property Team Annual Report 2024-2025

This report is being written in February, much earlier than usual, as Ericka LaValley, staff liaison, is going on parental leave and completing this report. If there are any major changes of note, Rev. Allison will add them as an extension at the end of this report with the date of the update.

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 and have been fortunate that we have been able to stick to this plan.

Property team projects; current and completed in 2024-2025:

- Landscaping and Plowing
- Inspections
- Fall Clean Up- for half the property
- Roof diverters on the Faith Formation Building
- Dining Room painting
- Kitchen Cabinet Repairs
- Gutters Cleanup and Repair- Faith Formation Building
- Building Safety

At the beginning of this program year, we said goodbye to our church sexton, Mark Connolly, and welcomed our new church sexton, Ramon Rivera, to the staff and property team. Mark continues to be a resource for Ray as needed, and he even covered when Ray was out a few days this winter. Ray has been a great addition to our team and is very attentive to details. Over the summer he took initiative and painted the dining room, which needed some love and care. He also painted the hallway in the faith formation wing, giving it a clean look.

Also over the summer, Bob Barry, with the help of Jon McCue and Scott Campbell, installed roof diverters to the front of the preschool building. Every winter snow and ice avalanches onto the preschool front playground as it melts off the roof, causing a safety hazard for anyone using those doors, as well as creating large mounds of snow and ice on their walkway, which parents use for drop off/pick up and is also a fire exit for the school. This year, with the new diverters, there has been no issues with snow or ice falling from the roof onto the walkway or in front of the doors. Thank you Bob, Jon and Scott for fixing this severe safety issue. While Bob was up on the roof doing work, he noted that the gutters needed to be cleaned. Jon McCue volunteered and got up there this fall to clean them out. While he was doing this he removed all the rotted gutter guards. The property team is looking into replacing these gutter guards in the coming year.

The church continues to use Zero Turn, LLC as their landscaper with much satisfaction. Mike, the owner, and his team are very attentive to the property needs and have been great to work with through construction. They maintained the front of the property until construction began, which aligned with the end of their work on our property for the calendar year. Zero Turn has agreed to stay on with us for the upcoming Spring and Summer and will maintain what they can

until construction ends. When grass and landscaping becomes a need in front of the sanctuary and parish house, they will pick that up. The owner of our plow company, Veteran's Mowing & Plowing is retiring and his grandson is taking over, changing the name of the company to COG Landscaping LLC. Owen, the new owner, has been great to work with and is very communicative thus far. An ongoing issue we have had with Veterans and now COG Landscaping is getting the sidewalk along the back of the cemetery (Whitney St.) plowed after each storm. Next year several reminders will be given ahead of winter and at the first snowfall.

We have had many successful inspections this year, as we always do, though they have looked a bit different this year with construction, and some require post construction follow up. It is amazing the amount of inspections a church receives annually. Our Fire Marshall Inspection was completed with only one issue: We needed to put a chain on the OSY valve to the sprinkler dry system. They also requested to return when construction was completed. Our September Food Service Inspection has been put on hold until after construction is complete. JP Pest continues to monitor the property to the best of their ability with construction, though much of their sites on the Parish House side have been unable to be inspected, especially outdoor traps, due to construction. The Faith Formation wing and Preschool continue to have no sightings. Other regular inspections include the fire extinguishers, emergency lights, alarm and fire alarm system, elevator quarterly inspections as well as the sprinkler system quarterly inspections. This year we had an inspection on our sprinkler wet system, which resulted in some gauges being replaced on the preschool side.

We had a smaller version of a fall cleanup this year, happening later in November than we usually do. We typically try to get out there early November, but due to construction and the anticipation of a few trees coming down, we wanted to wait to see if we would have more to clean up so we did not have to go out twice. Once we found out the trees were not coming down until the end of December, we scheduled it for the end of November. Because of construction blocking off much of the property, we only had to clean up in front of the preschool playground, along Grove St. and within the front playground. We had a decent turnout, comparable to previous years. Thank you to all the members who came out to help keep the property beautiful on such a cold day.

It was a quiet winter without having to repair the old boiler in the sanctuary basement. However, it still caused us minor problems. At the end of last winter, when it gave its final breath, we decided we would not do any work on it due to construction being scheduled to begin over the summer and new boilers going in, but because construction did not begin until mid November, the sanctuary and parish house were quite chilly. The construction crew brought in temporary heat until the new boilers were up and running. This came out of the construction budget, but we had to give the old boiler, and all it's troubles, one final shoutout in our annual report.

We are ending our year with more minor repairs here and there. One repair that has been on our to-do list is repairing rotted wood under the double sinks in the kitchen which was caused by water damage. This was a point deducted from our health inspection last year. Bob and Jon are going to do this repair before our return to the building.

Finally, a major update to note comes in the form of safety. After many years, the UU Church of Nashua has finally purchased an AED. This AED will be placed in the sanctuary building, likely in the new narthex, so it can be easily accessed by all buildings. Once construction is complete, a member of the property team will install the cabinet and signage for the AED. The church staff have plans to schedule CPR/AED training in the fall. Two members of the property team are already trained in CPR/AED use. We also purchased more fire blankets, which will be in the kitchen and in the sanctuary. First Aid kits have been updated.

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), Ramon Rivera (church sexton), Scott Campbell, Bob Barry, Jon Lasselle, Ellen Fisher, Jon McCue