

Property Team Annual Report 2025-2026

Property team projects; current and completed in 2025-2026 program year:

- Regular recurring Landscaping and Plowing
- Inspections
- Roof diverters on the Faith Formation Building on the Parish House and Sanctuary
- Building Safety
- New Dishwasher
- Restoration Landscaping in front of Education Wing
- Removal of junk in the sanctuary basement
- Installed 4 Monitors/TVs in various spaces

At the beginning of this program year, we said goodbye to our church sexton, Ray Rivera Jr., and began our search for a new sexton. In talking about what was needed for our property, and looking at our budget, as well as our struggles to hire someone long term, we went into conversation with Temple Beth Abraham about the possibility of working together and hiring a shared full-time custodian. In doing this, we were able to hire someone in January 2026.

This position is shared with Temple Beth Abraham, to be referred to in this report as TBA, where the custodian is at UU Nashua for 24 hours per week and at TBA for 16 hours per week, Tuesday through Saturday. During TBA's high holidays (lasting about one month in the fall), the custodian will be at TBA for 24 hours and at UU Nashua for 16 hours. By making this a shared, full-time, position allows us to offer full benefits to this position, which seems to make it more desirable. TBA pays for 40% of the custodian's benefits, including retirement, taxes, Life Insurance, Long Term Disability, and dental/health insurance. They pay for their portion of the hours, including any overtime spent at TBA. The two congregations split the job search fees, background checks and administrative fees for running payroll 50/50.

Unfortunately, the custodian we hired in January did not work out and we had to let them go in March 2026 when we began the search again. After many interviews and many discussions, we hired another full time custodian, Curtis Opperman, in May 2026. Curtis comes with a passion to work and keep our congregations in tip top shape. He is interested in our history and sees the beauty in our buildings. He is already an asset to this team and has many ideas for future projects.

It would be a normal program year if we didn't have some unexpected large expenses. Early in our program year we had a quarterly fire sprinkler inspection. Granite State Fire informed us that per the new rules and regulations, our fire department pipe, fittings and fire department connection needed to be updated. This pipe allows a water tanker to connect their line to the pipe on our property in case of a fire. The one we had on site was not only not up to code and not functional, but could not pass inspection. This expense was just under \$10,000, which started our annual maintenance budget off to a rough start, and limited our ability to do many improvement projects this year.

Another large, but important expense we voted to complete this year was a restoration project on the land in front of the education wing and the front playground. This area was overgrown and becoming not only difficult to maintain and keep clean, but the preschool staff were reporting that people were sleeping in there, and were occasionally out there when the kids were on the playground. They reported that they were unaware that people were there until they would emerge from the overgrowth. This posed a safety concern, which the Property Team agreed was a priority to fix as soon as possible. Ellen Fisher contacted Parker Garden, whom we used for the capital campaign improvements, to give us a quote. The quote was reasonable for the amount of work, which included completely removing the ground cover, pruning the trees and hydroseeding. A generous donor agreed to pay \$5,000 towards this project, only costing the church a little under \$4,000 in the end. The space looks beautiful, and the preschool staff appreciate the removal of safety concerns.

And, keeping in trend with the large expense upgrades this year, we have finally replaced our old dishwasher. Our old dishwasher served us decades of good work, but finally went beyond reasonable repair expenses. A small team, outside of the property team, gathered to research and discuss a new dishwasher and the setup. We received several quotes from various companies, and chose to work with Fountainhead Food Service Group. When they came out to give us a quote, they saw our beautiful, custom made, stainless steel counters and brought in their welder to discuss modifications so that we could save on needing new counters installed. They were reasonably priced, as well as detailed. Our new Jackson Tempstar Series Door-Type Dishmachine was installed early April and a team of volunteers came in to give the kitchen and all our dishes a good clean. We completed the kitchen cleanup just in time for Community Dinners to return.

In the fall Bob Barry installed our new AED cabinet in the narthex and the church held an AED/First Aid training. It was well attended. Bob also moved the monitor from the library to the rainbow room, and installed another monitor in the community room for us. A TV monitor in the community room gives us more flexibility with meeting spaces and rental spaces, as we have added a camera which can be used for Zoom meetings in this space. Two new, larger, monitors were also installed in the sanctuary. This took many people, and lots of planning, to get these heavy monitors up.

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 over the years. Mike is very attentive to how things look, and is sure to check in with the administrator when he has questions on how something may turn out, for example, trimming the hedges in the Grove St. parking lot.

We also are continuing our contract with COG Landscaping LLC as our plow company. The owner, Owen, has been great to work with and is very communicative. He checks in monthly to see what events are happening that are out of the ordinary to ensure that the property is

maintained in a timely fashion when the building is occupied. Him, or his crew, come out often during a storm, or cold days, to maintain the ice melt so that injury does not occur.

We continue to have many successful inspections throughout the church year, as we always do. With construction, we had to add a few additional fire marshall inspections, which was required for us to receive our occupancy permit. It is amazing the amount of inspections a church receives annually. We are awaiting a response from Church Mutual, our property insurance, as to when, or if, they will be coming out to do a post-construction inspection. JP Pest continues to monitor the property for any concerns. With the exception of ants in the preschool this spring, our pest problems remain non-existent. 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 did not hold a fall cleanup due to construction. There was not much cleanup on the property that was required.

It feels odd to not report on boiler troubles in the sanctuary, but never fear, we had minor issues with our boilers in the Education Wing. There was a recall on that boiler, and we had that work completed. The heat was touch and go throughout the winter upstairs in the education wing, but was working in the preschool classrooms. We will be having the plumber out over the summer to get it in tip top shape for the coming cold season.

With the construction, we decided to update and make some improvements to our security system. With new spaces, we added motion sensors, door contacts, and an intercom system. The intercom system is located at the main entrance up front, and the rear entrance in the Grove St. parking lot. This intercom allows people to ring the doorbell, has a camera for staff to see who it is, and allows two way communication. Staff are also able to remotely open these doors. This is a great feature and has been very helpful. Also new to the security system is that it is now all in one zone. This means you only have to disarm the buildings on one panel and all three buildings will be disarmed.

The to-do list at UU Nashua is never ending. There is always a repair or updating that is in need of attention. Our list for the summer and fall are continuing to grow, as well as projects to complete over the coming years. We are so fortunate to have the team we have who are always quick to respond and attentive to detail. We welcome to the team this year Robert Tyce, who brings in electrical expertise, and Curtis Opperman, our new custodian, as a staff liaison and the eyes of the property. 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), Curtis Opperman (church custodian), Scott Campbell, Bob Barry, Jon Lasselle, Ellen Fisher, Jon McCue, Robert Tyce

