



Church Council Team Spotlight

OUR PROPERTY TEAM - BECOMING “AWARE” OF BUILDING MAINTENANCE & REPAIR NEEDS

Our Property Team wishes to highlight ongoing concerns of the maintenance of our beautiful church building, and the plans to deal with them. In October and November members of the Capital Campaign Planning Team invited members and friends of the church to participate in an “Awareness Campaign”. The purposes were threefold: 1) to invite people to come together for fellowship and support after pastoral transition and global pandemic; 2) to hear from people about their experiences with the church; what they enjoyed about the church’s ministry, and their hopes, dreams and fears for the congregation in the present and future; 3) to present materials about the repair and maintenance needs of our church building.

There was a report in last month’s newsletter on the feedback that was received from our members and friends during the Awareness Campaign meetings, but now is the time to report on the issues that our church faces with our church building. The Property Team has been working diligently in seeking solutions to the ongoing maintenance issues we face, but some of the repair needs of the church go far beyond what can be done with just an annual maintenance budget.

The repair needs of the church in order of priority are: 1) repair of stained-glass windows in the sanctuary; 2) repair of exterior of sanctuary window arches; 3) drainage control on the Patio doors to Fellowship Hall; 4) Repair of Exterior clear glass windows; 5) Roof Replacement and Siding Repair.

The first priority is the stained glass windows in the sanctuary. The 3 beautiful windows facing Webster Street were originally installed in 1970 and moved to their current location when the sanctuary was enlarged in 1998. Twenty-five years later the wooden sills at the base of the windows are rotting and the lower panels of glass are beginning to slide down exposing gaps in the glass. The Southeast Corner of the sanctuary has another window that is in need of repair as the stained glass has bowed out of the frame. Estimates on these repairs have been sought from several different companies and are in the \$24,000 to \$26,000 range.

The second item and next on the priority list is the Exterior Sanctuary Window Arches. Because these arches are on the outside of the building and not as readily visible from the street,

(continued on the next page)

BECOMING AWARE continued...

it would be easy to overlook them. But if the repair work is not done, it could lead to water getting into the building and the costs to repair that damage could really begin to multiply. If we take care of it now, the total estimate is \$2,200.

The third item we need to be aware of and make sure to address is the problem of water getting into Fellowship Hall from both of the entrance doors off of the patio. When the rain blows from the south, we are almost guaranteed to have water coming onto the floor of the Hall. Over the years various solutions have been attempted to minimize further damage to the floors. At the Awareness Campaign meetings, the proposal was to install a gutter on that roof, costing between \$6,018 to \$6,600. However, after more investigation and brainstorming, the latest solution may be less costly. Property Team will keep us updated!

Fourth on the list of priorities is the need to repair or replace many of our exterior clear glass windows. Most of the windows around the church need attention. Some can be repaired with caulk and paint, others need epoxy and may need to be clad with aluminum. Many of the windows do not have combination storm windows. To make necessary repairs on the windows is estimated to cost \$22,000 and installing combination storm windows would be an additional \$3,300. Total estimated costs are in the \$25,300 to \$27,830 range.

The final item we talked about in the Awareness Campaign meetings, and fifth on the list of priorities, is by far the most expensive. The Property Team wants us to know that while our roof is currently in decent condition (there are no leaks that we know of) and the flat roof areas are in good condition, we need to plan for the shingled roof to be replaced in the next 3 to 5 years. The roof replacement, along with flashing and soffit repairs, plus repairs to the shakes and siding is estimated to be \$274,000 if we were to do it sooner and grows to \$315,000 if we wait to do it later, due to inflation.

All of these items for repair will need to be addressed at some point, but we don't have to do it all at once (unless we choose to). The members of the church will ultimately have to make a decision about how to proceed and will vote on any plans that are proposed. The feedback received at the meetings was generally in favor of trying to take care of the highest priority items first, raising the funds through member's financial pledges in addition to their annual giving to the church. Holding special fundraising events for the projects was also lifted as probably necessary.

The Capital Campaign Planning Team will be meeting in February to discuss further plans on how to address these repair needs of the church as well as to discuss possible strategies on how to raise the necessary funds. When the team is ready to bring a plan forward, they will bring it first to the Church Council, and with their suggestions and approval, will then bring it to a Congregational meeting. As always, it will be the members of the church who have the final say on whether to move forward with these building repairs.