



Church Council Team Spotlight

OUR PROPERTY TEAM

Greetings from your Church Council. I am Jim Clements, your Property and Grounds (P&G) chairperson. I have been asked to give you some insight into what I do and what I have been working on, regarding the church property and grounds. If you are like me, before joining the Council in 2017, I did not know what the folks on the Council did (or do) on a monthly basis nor did I realize the costs associated with the operation of the church. Since joining the Council, I have gained a greater understanding and a greater appreciation of the efforts of the Council and what the Council does to keep the church going each month. After reading this article, I hope you will gain a better understanding and appreciation of what the Council does, specifically the Property Team, and how it keeps our church going.

Although in-person church services have been shut down during most of 2020 due to the Covid-19 pandemic, the need to tend to the daily operational and maintenance issues of the church continue. The business of the church also continues, and the church staff still makes use of the building along with the Port Pre-School program which operates out of our lower level of the church. Just as there are costs to “operate” your home, there are also costs to operate our church. Likewise, just as there are costs to “maintain” your home, there also costs to maintain the church.

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As the P&G chairperson, I help to manage approximately \$40,000 worth of operational church expenses annually and I also manage a varied amount of expenses each year to maintain the church structure. Some of the operational expenses that fall under the chairmanship of Property and Grounds are as follows:

OPERATIONAL COSTS:

Utilities (Monthly) - Electric, Gas, Water, Sewer & Trash (\$550 per month)

Groundskeeping (Spring through Fall) - 4 Lawn treatments (\$70 each)
and lawn mowing 1x/week (\$60 each)

Groundskeeping (Fall through Spring) - Snow removal (\$40 per visit)

Cleaning Services (Weekly) - cleaning/vacuum offices, upper and lower entrance areas, sanctuary, bathrooms, garbage removal, etc. (\$145 per week, prior to 2021 we were paying \$250 per week)

Cleaning Services (Semi-annual) - specialty cleaning items, such as carpets and fabrics (\$500, 2x/year)

Pest Control (Quarterly) - ants, bugs, rodent controls (\$200, 4x/year)

Property and Liability Insurance - (\$2400, 4x/year)

As stated above, there are also costs associated with the maintenance of the church and just as it is with your own house, the longer these maintenance items are neglected, the more these items will cost to repair or replace. Below is a comprehensive list of our maintenance items which you may or may not be aware of:

MAINTENANCE COSTS:

Exterior Building Maintenance and Repairs (windows, doors, roofing, siding, paint)

Exterior Property Maintenance and Repairs (concrete, asphalt, drainage)

Interior Building Maintenance and Repairs (windows, doors, carpets, flooring, walls/ceilings, paint)

Mechanical Maintenance and Repairs (elevator, furnaces, boilers, air conditioning, plumbing)

Electrical Maintenance and Repairs (solar power, sound systems, alarms, security, lighting/outlets)

With the above list of maintenance items, since joining the Council in 2017, I have tackled some of the following maintenance issues:

1.) **Parking Lot, Sidewalk, Curb and Gutter** at the north entrance. This was needed as the parking lot and walkway were broken and irregular and would often hold water or ice at the entryway, obviously a fall hazard to us all. The new concrete and asphalt helped to facilitate

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proper drainage and removed the uneven walking and wheelchair access. Also, as a part of this reconstruction, another handicap parking space was added and one of the handicap parking spaces was made wider to accommodate loading/unloading from a van. The parking lot is co-owned with the City of Port Washington. With the city doing the repair work, these repairs cost \$3000.

2.) **Entrance Doors and Lock Repair/Replacement.** After 20+ years of use and futile attempts to repair the locks on the exterior doors at the north and east entrances, it was determined that the north doors had to be replaced immediately and that the east doors could get by a little longer with some work on the lock and crash-bars. The replacement of the double doors at the north entrance cost \$9000 and a similar or slightly more expensive cost can be expected for the east doors as they are about two feet taller.

3.) **Windows and Bell Tower Repairs.** Approximately 40 windows on the church received exterior repair. Some of the worst windows on the church received some exterior repairs in the way of sill replacement, new casings, aluminum cladding, paint, and caulking. During the inspection of the windows, it was noticed that the condition of the siding on the bell tower was beyond repair and was in need of replacement and therefore the cedar shake siding was replaced. The cost of window repairs was \$16,500 and the bell tower siding was \$20,000.

I hope that this gives you a better understanding of what I do (tend to), a better understanding of the costs involved in operating and maintaining the church structure, and a better understanding of how your stewardship dollars are being used.

Jim Clements
Property Team Representative
on the Church Council

