

Building and Grounds Committee
April 26, 2016

Fellow Members:

We look back on last year grateful for much progress in maintaining our building, and for being able to continue adding the necessary tools for projects as a way to accomplish our mandate and stay within our budget.

Utilities

As the Treasurer mentioned earlier, we're a bit "ahead" of where we usually are on the utility budget due to the rates in our contracts and the efforts to be prudent in our usage. We've completed the goals of the additional HVAC contract that the membership approved in the 2016 budget which has given us control over the temperature during the 165 out of 168 hours each week when the building is unoccupied. So instead of maintaining a temperature of 60 degrees when nobody is here, we dropped it a couple of degrees when it stopped freezing outside as an additional energy saving measure. Also of note, we believe that the \$24,000 investment that the membership made for the new control system in 2012 has now effectively been paid off through energy savings realized since the installation.

Exterior Electrical Lighting Project

We're 2/3rds of the way complete. For the upper north wing drop-off area, we installed a taller pole similar to the other exterior poles and installed the brightest LED bulb that we could find on the market. Between the better positioning and enhanced brightness, we're considering that phase to be done. On the second part, the north wing light over the parking lot, we installed a moderately powerful LED spotlight which is intended to illuminate the parking lot versus the back of the holly tree and bushes. Looking for feedback for any adjustments. The final phase is the light over the door which will be on a timer and set to be on automatically each evening. While not necessarily our first option, it took weeks to find a commercial electrical contractor and then he was unresponsive when we started asking questions, so we were faced with little choice as to how to proceed.

Landscaping –

Efficient Snow removal

With three measurable snow events, we ended up quite well – our contractor, MacPeak plowed the parking lot for the big one, we did all of it ourselves on the second, and anything else that fell, we watched the weather warm and let it melt. The snow markers worked as none of the parking stops were damaged. For the future, we have improved capability which should give options to help save future on costs.

Lawn care

Our lawn mowing contractor for the past three years, Wildgreen Landscaping, who has been in business for over 20 years without incident, doesn't carry the Worker's Comp insurance to satisfy the contracting needs of the church. This situation brought to their attention and confirmed, as well as discussed extensively with our insurance agent. As a result, we obtained additional estimates from a couple of "discount" lawn mowing firms all of which were notably higher, somewhat less flexible, and would have put pressure on the 2016 budget. While not necessarily a "first option," we sought a solution to accomplish three objectives: 1) stay within our budget, 2) improve the lawn care and 3) provide an opportunity for Charles to increase his earnings. The result is to experiment with proceeding on our own and a decision was made to purchase a riding mower for \$200 including delivery, refurbish it a bit, and mow when we want at the height that we want and remedy some of the other problems in the lawn. This

is considered to be a 1-year experiment that should not in any way tie the hands of the next B&G Chairmen.

Lower Level Water Damage

Nothing has happened since the last report except we've received a bill for the testing that we've said that we're not paying until the results are written up. This is critical because one of the companies bidding wrote their preliminary bid off of the initial scope and the initial document needs to be revised for them and other bidders to give us new estimates.

Other Projects

We're replacing window blinds in the five back hall rooms at a huge discount. They were in bad shape with rotten cotton cords. We got a great deal on them.

Rose Garden at the top of the steps to the Woman's Club lot is being cleaned and replanted by a senior Sunday School student who is earning community service hours and we're preparing to put another coat of sealant on the parking lot using existing B&G funds realized by saving .

Charles Rawlings

During the past quarter in spite of some personal challenges, Charles has continued to be an invaluable worker for the church, making many things happen that otherwise would go undone or cost a considerable amount, which would result in limiting some of our activities. He's going to be out for up to a couple of weeks later this spring that is yet to be determined and likely be wearing a support brace for a period when he returns. His primary duties will be covered while he is unable to do them and he's planning to continue being here on Sunday mornings to open and close the church.

Our Leader writes, "Wisdom in human action begins with what is nearest right under the circumstances, and thence achieves the absolute." (Mis. 288:13).

Respectfully submitted,

John R. Stoner
Chairman