

## UUCSC FACILITIES COMMITTEE REPORT JUNE 2020

Members: Sally Barney (chair), Jean Burke, Pam Brightman, Ed Burrell, Chris DePaola (condo association representative), Pete Migliaccio.

UUCSC Board Liaison: Dave Hurdis

### Completed projects:

Power door for handicapped accessibility ramp -installation complete  
Installed "more permanent" handicapped parking signs  
Parking lot sealcoating and lining - organized with condo association  
Choir room ceiling and walls - water damage  
Repaired roof above rental office #10  
Installed railing for ramp in sanctuary  
Organized Fall Work Party 10/26, and Winter Work Party 2/29

### Ongoing activities

Monthly meeting, via ZOOM

Monitoring the empty building - Weekly tour including running faucets and flushing toilets to prevent seals from drying out.

Boiler maintenance - Flushing weekly. In contact when needed with Smithco with whom we have a maintenance contract. Parts replacement was done in April, as well as yearly cleaning. Our steam-fired boiler is old and may fail at any time. We are working on obtaining quotes for a new boiler, with the intent to transition from oil powered to natural gas.

We're also working on obtaining an Energy Audit. It is a prerequisite to obtaining a grant to assist in replacing our ancient boiler.

### Deferred Maintenance Items

Railing outside of Choir Room

A/C Compressors - All 3 are old. Looking into maintenance plans.

Path from Handicap spaces to ramp

Critical Additional Items we are trying to maintain but must be addressed as soon as possible:

\$20,000          Replace windows/rebuild walls in Minister and Administrator's offices plus associated costs. Scope of work has been defined and two quotes obtained

4,000          RE Doors - need to be replaced to protect against flooding and rodents. Most likely, we will replace with fiberglass doors and framing.

### 2019-2020 we spent the following:

\$721 on Joys & Concerns railing

987 on the parking lot

2746 on Smith Co mostly motor and pump for condensate pump

84 portable fire extinguisher inspection

92 reset computer on alarm clock

75 Metro Fire Inspection  
122 Misc supplies  
\$ 4,127

A note about our budget request for 2020-21...

In order to develop a budget for our 2020-21 year, we had a detailed discussion about our maintenance and repair needs. While we know a lot, it is literally impossible to anticipate the significant repairs that may be necessary in the coming year given all of the deferred maintenance in our aged building.

*Respectfully submitted,  
Sally Barney*