

### Bathroom remodels

One church member has volunteered to underwrite the cost of remodeling the two bathrooms nearest the Family Life center, if it is done via Jim/volunteers. Funds have already been provided. Timing is also TBD as there is a long list of existing items to be done.

<See dated areas below on continuing topics for updates>

### Lighting-

DEC 2017 Evaluation

\$48K for sanctuary  
\$190K for lights (1200 units)  
—  
\$238K Total

Not included: Family Life Ceiling.

5 units have gone bad already this year. The ballasts are failing quickly.

We may need to negotiate to get \$ back and switch to vendor used for the latest LEDs, or a deal.

We're going to get one LED from new vendor as a demo/evaluation.

Jim and Dave Poole replaced all of the ballasts for the failed lights. All are currently working.

Sanctuary Lights:

Power usage on Sunday pushes us into a very expensive usage tier rate. Going to LEDs will get us under that threshold. Rates are going up this January, but haven't seen the bill yet. Dave Poole has an idea that may cut the cost from \$48K to approx. \$8K and would allow the sanctuary to be brighter as well (will still be on dimmers too).

Non-sanctuary lights (1200):

Spent \$18,203.89 of \$25K approved of \$190K replacement

This addresses 117 of 1200, or about 10% of the lights, 9.6% of replacement cost.

The \$190K replacement cost was based on non-emergency light price. Emergency lights are a little more.

Emergency lights were higher priority and those are all complete, so that cost isn't evenly distributed. This will eventually be offset because 2x2s are slightly less in price. We are also eliminating some lights, so total count will reduce a little also.

Priority has been given to heavy use areas.

Batch 1 Approved \$15K Dec 2017, spent \$8,889.20

10 Emergency 2x4 LED  
40 Regular 2x4 LED  
6 Regular 2x2 LED

Round 2 of Batch 1: \$5,780 <Apr 27> for 20 Regular – never ordered

Order was for LED lighting for Overtime area... was deferred until we could consult with new Youth Director.

Batch 2 Approved \$10K Sept, spent \$9,156.80

50 Regular 2x4 LED

10 Regular 2x2 LED

Batch 2 have all been installed. Another order of this size would complete all lights in Armstrong Building.

\$157.89

1 Regular 2x4 extra bright LED (for 22' ceiling) - prototype install to verify color, appearance and replacing dead unit in Family Life ceiling.

Should arrive next week. Possibly no charge...

<SEPT 9 update> Have not seen it... investigating.

## CUMNS Facility needs:

### **MOLD**

Last week CUMNS entered a classroom that has been used for storage and found lots of MOLD.

Some of the items were previously exposed to the burst pipe issue earlier this year. These items will need to be cleaned or replaced. The room will need to be cleaned/bleached.

However this issue brought to surface that CUMNS has been struggling with temperature and humidity control in many of the classrooms.

In at least 4 of the rooms, the thermostat is in the hall. There is no airflow from the hall to the room, so the thermostat is ineffective.

When the unit is not running, nothing is available to address the humidity.

We will get a proposal from Irish and others on how to permanently resolve this. For the meantime, we will get NEST thermostats installed in these rooms, and verify that the units are working properly.

<SEPT 9 update> NEST installation pending upgrade cost/investigation with mentioned further below.

January Update: Mold was found in the carpet, and on the walls. I recommend that the Trustee budget reimburse CUMNS budget for the \$3500 for clean-up. I'm also thinking that Trustees will arrange to get the room painted with the recommended paint for covering the mold stains, and perhaps install a screen security door so that air can circulate.

### ***Inspection findings.***

These items need to get some priority. I will volunteer and find other volunteers to help Jim get these knocked out. Apparently some of these items are 3 years old, and we're supposed to get them fixed within 30 days. As far as the girls upstairs bathroom goes, my understanding is that the sink needs to be handicapped accessible, so lowering to a preschool child level may not be an option.

1. Light out in room #170 above the feeding table  
<SEPT 9 update> Jim replaced the ballast. Fixed.
2. Holes in ceiling tile in blue hallway  
<SEPT 9 update> Tiles replaced.
3. Cracked sink basins in boys and girls restrooms in blue hallway across from room # 179  
<SEPT 9 update> No update.
  - a. <JAN update> Recommended as priority 3 item.

4. Wall surfaces that were unable to be sanitized: The spackled area above the water fountain in upstairs hallway, and around and under the sink in boys upstairs restroom need to be sanded and painted

<SEPT 9 update> On list for after-hour work this coming Tuesday.

<JAN update>. COMPLETED. Better job on sinks are recommended priority #3.

5. Caulk sinks in girls upstairs restroom. Jim has proposed building a counter top structure to help avoid the need for the children to use the sink basin as a handle to pull themselves up onto a stool to reach the sinks. The cost of this project is estimated at \$900. CUMNS budget only allots for \$1500 in building maintenance for the year. I would like to propose lowering the sinks to an appropriate preschool child level to avoid the need for stools and the use of the basin as a handle. Another solution might be to add a handicap type bar on the exterior of the stall/ wall next to each sink to be used as a handle to aid in the use of the stools to reach the sink.

<SEPT 9 update> Initial estimate was too high for CUMNS, new approach and estimate are in work. As these bathrooms are also used by adults at other times of day and week as well as being handicapped assessable, lowering the sinks to preschool level is not a choice, but the new design will lower the sink level to match the lowest existing sink.

<JAN update> Sinks are recommended priority #3.

6. Water stains on ceiling tiles in boys upstairs restroom.

<SEPT 9 update> Tiles replaced. Tile with most concern has been replaced by a grating so that any future water can be more easily detected and traced. Everything was dry when this was investigated. Uncertain if this is heating/cooling system related or if leak someplace just followed the heating/cooling.

7. Hole in the bottom of the kitchen exterior door.

<SEPT 9 update> We have the door. Responding to these other CUMNS items were deemed higher priority.

<JAN update> Waiting for warmer weather.

#### HVAC updates – \$82K needed

Motor for recirculation pump is dying. This will be replaced Jan 21.

Units providing heat for choir and bell-choir rooms have failed multiple times in the last month. Systems were found clogged, and were blown out twice to clean them. Now the pressure regulators have been replaced. Hopefully this will be the final fix!

6 Nesbitt classroom units are old and of these two have failed. These are in the Education wing. Estimate is between \$28K and \$36K, depending if done during normal working hours.

Per June meeting, exploring replacing 2-3 of these units per year to spread out the cost – to come from Trustee/Capital Expenditure Fund. Part of the problem is that the system has to be drained and refilled when working on this. That is a big part of the cost if done in small quantities. Still

need to determine timing/schedule, as this may require entire system to be out for a week, which limits when this can be done. CUMNS schedule and extreme temperatures have to be considered.

Updating thermostats for Family Life, Fellowship Hall, and 13 classrooms: \$38K  
(Jim and Wayne have ideas that are much cheaper, that we have started to check viability).

<SEPT 9 update>. Irish has installed the needed relays for two of the Nesbitt units to be controlled from a NEST thermostat. Dave Poole and Mark Unland will be looking at this work this Saturday to determine if this is work that can be done by volunteers. There may be less expensive approaches to refurbishing these units than replacing. That will also be evaluated on a unit by unit basis.

<Jan update> Not something that Dave Poole would want to do. Mark has obtained a replacement motor for one of the units. If Irish has not completed the work shortly, Mark will take another look at it. Mark/Jim to look at the Armstrong wing 2<sup>nd</sup> floor Nesbitt units to evaluate.

Kitchen area: \$8.2 K <Defer to another year>

**Youth Volunteers:** Sunday, October 7<sup>th</sup>, 2018.

Youth painted the first coat of white on Overtime entry poles and pulled some weeds.

Tandy is having Youth perform volunteer service on first Sunday of every month. This was the first one. They will not always be doing things with the church property, but will also go out into the community.

<SEPT 9 update> Three of the Overtime poles also had the final coat of paint applied, but need a stretch of warmer weather before continuing with the other poles.

<Jan update> Still waiting for warm weather.

**Welcome Center Relocation:** TABLED for now.

After discussing with the Duffs, there are coffee needs that would need to be addressed. Basically, they would need plumbing and power to be in the closet near the proposed site. Evaluating and additional brainstorming will need to wait until next year.

Merry Crews and some Welcome Center people recommend a swap with the coffee area. This would help with visibility, traffic flow, and put the coffee closer to where seating and tables are located. The current Welcome Center would be reduced in size (it is built in sections), which also allows for more meeting area space. **The proposal is to** do this move after the Christmas season which avoids making changes during a very busy part of the year and allows more time to coordinate this change.

<Jan update> Will not be on the priority list for 2019 due to cost/effort involved in plumbing, plumbing, and coordination.

**CUMNS Plumbing update:** Slow progress is continuing, as can only work after-hours. Still under approved budget. Goal is to get system transferred prior to first freeze. If you happen to notice red and blue pipes, that's part of this project. Hallway piping is complete. Next will be testing and incrementally switching over the different areas. After everything has cut over, the old system will be drained, and a small chase/box will be installed to cover the pipes in the hallway (box will probably be next year).

<SEPT 9 update> Leak in old system. With water shut off, CUMNS had to move out of the classrooms. This allowed Jim and Mark to immediately complete the under-sink plumbing. Cutover to new water pipes was completed, with the water cooler connection occurring later that week.

<Jan update> Mark is working on clean-up drywall work in the rooms. Decorative box to obscure piping has been deferred.

Roof repair – 3 small leaks in Ministry Center (one in the copy room). Roofers were contacted by Jim. Waiting for estimate.

### Interior Painting

What I've heard is up next: early winter – resuming Overtime (new name is ?) paint and lighting updates.

<Jan update> Will determine and set priority after CUMNS items have been addressed.

### Eagle Projects:

<SEPT 9 update> Previous Still Waters Eagle project – Pad and Railing: Two benches (obtained by StillWaters) were installed on the concrete pad by Jim/Mark.

- 1) Basketball Court benches – digging to start this Saturday on two concrete pads and benches. 811 should be marking the area this week.

<SEPT 9 update> Pads have been poured.

<JAN update> Benches have been made. Waiting for a good-weather weekend for the installation.

- 2) Small playground – (planning stage) having a concrete berm installed around the outside perimeter, installing sidewalk, arranging to have play mat material poured to meet berm. This will eliminate weeds growing through the fence.

<SEPT 9 update> Will use edgers along outside, paving stones for sidewalk, play material installation will be outside of scout scope. CUMNS or CUMC will need to do play material at some point post project. Scout proposed timeline will complete this in 2018.

<JAN update> Scout project completed. Post project (CUMC responsibility) still needs to be planned.

Woodworking: Gathering interested people to help make display cabinets, crosses and bowls for classrooms, info organizers and boxes for the Welcome Center. Investigating harvesting wood from dying Pin-Oak tree on church property. Removal of tree is planned for this Friday Oct 12th.

<SEPT 9 update> Tree removed. Wood retained and is air drying. In a few months, it will be kiln dried.

<JAN update> Wood is still drying.

Still Waters – Dishwasher has been acting up. There is a concern that the dishwasher exit pipe may not be properly plumbed. Currently going into drain instead of through the garbage disposal. 4 of 5 dishwasher technicians think it is a problem. Tom Schubert is checking on code.

<Jan update> No update.

Overtime entry poles – One of these poles has almost entirely rusted away at the base. Tom Schubert recommends a concrete footing be poured, then he knows a company that will weld on a new foot for the pole. We should also dig around the other poles and perform preventive maintenance.

<Jan update> No update.

### Deferred work:

This is the stuff that I know about. As I learn about items that have not been addressed, I'll start adding it here.

<Jan update> I will move these items to the new worklist and track it there, perhaps most everything in this attachment.

#### Basement drains

Trenches have been very effective. Future project to seal basement walls and convert trench into drains. Not high priority.

#### Church exterior painting - wood.

Most will be deferred to Spring – need volunteers or need budget. Many wood areas need repair and prep work. I've started talking to volunteers for repair work.

#### Brickwork:

In many places around the Ministry Center, bricks are cracking and starting to bow or lean away from the wall. These need to be temporarily sealed. Estimate is needed.

Sagging gutter – North side of Sanctuary

Moss on North side of Sanctuary – needs power washing?

Sidewalk/Curb hazards – nearby soil level too low, needs fill dirt, reseed

One-way sign – needs replacing

Weeding: Around parking lots, Still Water garden, Ministry Center parking lot, scout shed

Concrete slab needed – south side of Ministry Center (before geese arrive?)

Overtime lighting and painting

Kitchen hallway wall repair, add vent branch of HVAC to blow toward kitchen

Repair Family Life Windows (\$9000 estimated with outside labor)

CUMNS Hallways repainted (1/3 every year)

#### Parking lot:

Sealing cracks

Recoat

Resurface

Restriping

. Estimates are needed.

