

## DECEMBER 2015

### An Update on Capital Campaign Projects and Expenditures, Plus Notes on Various Other Building Maintenance Issues in 2015

*Please Read → Special Assistant to the Sr. Pastor, Gaylord Hatler, submitted a report on a number of building issues. Below you will see: 1) Gay's report in regular black type; 2) Chuck Blaisdell's explanatory additions in **black bold** type; and 3) the source of the funding for each project in **RED CAPITALIZED TYPE**.*

#### CAPITAL CAMPAIGN ITEMS

- **CAPITAL CAMPAIGN/INSURANCE.** The largest single item of the claim was replacing the entire roof. While replacing it we also added 4" of rigid insulation above the sanctuary and 2" on the flat roofs, to bring the total on the flat roofs to 4". This additional insulation will save enough on utilities to pay for itself within 5 years and continue to save on utilities for the foreseeable future.
- **CAPITAL CAMPAIGN** We added an elevator in the Sunday School wing in May and June with Capital Campaign funds. While we were completing the elevator project we replaced all of the hallway fluorescent light fixtures in the Sunday School wing with LED fixtures, saving utility costs and providing much better light.
- **CAPITAL CAMPAIGN – FUNDED FROM CURRENT & PLEDGED GIVING, + SOME NEW MONIES NEEDED.** *We have run into unanticipated challenges in our hopes to air condition the sanctuary as the final phase of our capital campaign expenditures. Read on to see how building code requires us to have updated and working (!) air handlers/exchangers PRIOR to installing air-conditioning, and how some unexpected "surprises" about our old building have impacted this work:* We are in the process of changing out the air handler in the south basement that provides heated air to the sanctuary in the colder months. As we do that project we will also be adding a fresh air source to the air handler so that fresh air can be mixed with the return air from

the sanctuary. *Not only does the building code require this, but also it creates a much healthier breathing environment in our main worship space. From 1935 to 1969 there was fresh air mixed in with return air. When the kitchen/fellowship hall/ bathrooms on the south end/and the youth area beneath fellowship hall were added in 1969, the fresh air access was covered up. We discovered this when we began thinking about a new air handler that would accommodate the addition of air conditioning in our sanctuary at some future date. We have removed one of the cabinets in the kitchen to make room for the fresh air access duct. That cabinet will be rebuilt on the other end of the existing cabinets, with no loss of storage space. This project is expected to be completed by spring 2016 and is being funded by our Capital Campaign funds. **We also discovered that parts in the make-up air units on the roof are missing and, we presume, stolen at some point. We have submitted a police report and insurance claim and are waiting to see the results of that claim. Before we can give you updated costs for the total HVAC/air handling/make-up air units/air conditioning project, we need to see whether the claim is approved or denied. Once we are clear about that we will update you about where we are on pledges, gifts, and actual and anticipated expenses to complete both the air handling/make-up air part of the project as well as the air conditioning part. At this point, though, I can say that in whether the claim is approved or denied, we will likely still need to find a way to “push” for some final new monies to completely finish the project. Please look for that update early in the new year.***

- **CAPITAL CAMPAIGN/10% TITHE FOR MISSION – For the Tennyson Center.** We renovated a room on the third floor of the Sunday School wing to make space available for the Tennyson Center to open a ministry outlet in Colorado Springs. Obstacles have appeared that have prevented the Tennyson Center from moving into that space. **We remain hopeful that before Spring of 2016 that Tennyson will in fact be able to open that satellite center in the room. If that does not prove possible, the Capital Campaign Committee and Ministry Board will look**

at options that could include renting the space to another non-profit ministry that is in line with our congregation's new mission statement emphasis on "ministry to at-risk children and youth."

### NON-CAPITAL CAMPAIGN ITEMS

- **FUNDED FROM PROPERTY RESERVES.** In August we removed all the asbestos on the steam pipes in the crawl space beneath the chapel. It had to be done because one of the steam pipes was leaking. That pipe was replaced after the asbestos was removed.
- **FUNDED FROM PROPERTY LINE ITEM IN THE 2015 BUDGET.** In September we fixed some electrical challenges. The outdoor sign was not lighted properly. The Mayall Conference Room needed an additional electric outlet to prevent tripping the breaker when the coffee maker and the refrigerator are operating at the same time.
- **FUNDED FROM PROPERTY LINE ITEM IN THE 2015 BUDGET .** We replaced all the halogen light bulbs in the sanctuary with LED bulbs which will last 3-5 times longer and us 80% less electricity.
- **FUNDED FROM FINAL MONIES FROM THE "MINISTRY PLAN" AS APPROVED BY THE TRUSTEES.** We just completed insulating the steam and hot water pipes in the north basement. The insulation will reduce the cost of utilities enough that it is anticipated the savings will pay for the project in 4 years. It will continue to pay us dividends for the foreseeable future.
- **FUNDED FROM PROPERTY LINE ITEM IN THE 2015 BUDGET** We replaced a broken entryway light in the prayer garden.
- **FUNDED FROM PROPERTY LINE ITEM IN THE 2015 BUDGET** We replaced the electric motor for the exhaust fan that evacuates the air from all of the restrooms in the Sunday School wing of our building, including the apartment where Ray Killian lives.
- **FUNDED FROM PROPERTY LINE ITEM IN THE 2015 BUDGET** We replaced all the fluorescent tubes in fellowship hall. (Nearly 40% of

them were not working.) Next we need to replace several ballasts in the fixtures in fellowship hall.