

All Saints Church Building & Grounds Committee Report

To: All Saints Church Vestry
From: Charles Fiegl, Junior Warden
Date: September 14, 2018
Re: Report from September 11 Meeting

On September 11, members of the Building and Grounds Committee (Bill Garner, David Ottenbreit, and myself) opened our monthly meeting in prayer—asking the Lord to be with those committee members not with us tonight and all of those in Hurricane Florence's path. We gave thanks for our church buildings and grounds and asked for God to be with us as we discussed several agenda items.

Mr. Garner provided an update on the wooden entrance doors. In August, the doors would not close due to swelling and the church needed to prepare to replace them as soon as possible. Three bids have been collected for the project—with one \$46,500 bid considered the best, so far. Another "informal" bid would refurbish the doors at a cost of \$35,000; however, the doors are rotting at the bottom and there's concern the final costs could be much higher. Mr. Garner reported that he plans to contact another builder in the area as he searches for a better deal.

With regards to work on a new chiller study, TRC engineering has begun a load study using original building drawings. The engineering firm also will conduct a site visit to verify piping and other pieces of equipment, including the cooling tower. The study is expected to be completed by September 30.

Mr. Garner reviewed several leak and water penetration problems that have dominated Kingdom Campaign spending for most of the year. He reported that several projects have been completed or are near completion. These include:

- Leaks into and through the Columbarium walls (addressed by caulking windows and installation of new metal parapet capping system)
- Leaks into the old church entrance (addressed by installation of metal drainway pan and flashing behind bell tower—see pictures attached at the end of the report)
- Preschool hallway leaks (initially addressed by installing outside storm water catchment basin)

Heavy summer rains forced the church to spend funds to address:

- Leaks through the south wall of the preschool office
- Leaks through the flat roof over the Bride's and Acolyte room
- Leaks into Culver Street (window bay) and Oliver Street (porch bituminous roof covering) rectories

We are further planning to address other leaks in the rectories, parish house, and church buildings.

Mr. Garner also reported the electricians' work on new Nave lighting has been delayed by a month.

The Committee meeting closed with the Lord's Prayer.

Attachment (pictures showing rot and damage due to cracks and leaks near and around the old church entrance/bell tower – now fixed because of the Kingdom Campaign).



All Saints Church Building & Grounds Committee Report

To: All Saints Church Vestry
From: Charles Fiegl, Junior Warden
Date: August 17, 2018
Re: Report from August 14 Meeting

On August 14, members of the Building and Grounds Committee (Bill Garner, Paul Bradley, Ed Joyseuaz, Tad Tatum, and myself) opened our monthly meeting in prayer—giving thanks to the Lord for our church building and facilities; and asking for blessings and discernment during our committee meeting, and blessings for all of those who work to maintain, clean, and repair All Saints property.

As a result of heavy rains in late July, we discussed the water penetration issues near the old church entrance (this should be rectified in the next two weeks), the Bride's Room (stems from the flat roof, which has now been recoated over the Bride's and Acolyte rooms; and we've contacted Harrison Roofers to provide an estimate to further address the flat roof as it is 20-25 years old), preschool corridor (installed deflectors and catchment basins to better control flow of rainwater away from the building), and Lisa's office (now addressed).

Mr. Garner updated the committee on an August 9 meeting with TRC Engineering regarding an air flow and chiller study. Our expectation is that TRC Engineering will provide the study and recommendations in September and a request for proposals would then be issued (we'd seek bids from three manufactures). The target date for the chiller installation to be completed is March 1, 2019.

Regarding the Kingdom Campaign, the Committee discussed:

1. Projects that were recently, or are close to being, completed:

- Re-coat (aluminum paint) the flat roof over the Bride and Acolyte rooms
- Clean dripped salts from Columbarium walls and windows, reface damaged limestone entryway, polish salts from interior slate sills, refinish/replace preschool window trim
- Construct a surface catchment basin at the corner of the Narthex with the Nave
- Strip and rewrap all dripping piping in preschool room #4 emergency exit corridor, thrift shop, preschool administrator's office, and supply room
- Nave lighting: install three programmable digital/RF master switch for the Nave; Add LED art lighting fixtures at ceiling of St. Joseph's Chapel, and an in-chapel digital/RF switch; digital/RF switching and new lighting of St. Mary's Chapel reredos, font, and artwork; change/enhance dramatic lighting of various transept scenarios, including intense ceiling spot directly over the Font.
- Caulking and trim of Great Windows in the church
- Replace crushed plastic drainway pipe from St. Joseph's Chapel Gutter Downspout

- Drywall, paint, hang new ceiling, and add new lighting, in Flower Room foyer and Acolyte Room

2. Projects in progress or are expected to begin in August or September:

- Execute the airflow study contract
- Columbarium parapet cap
- Rebuilding the gutter/pan and flashing behind the bell enclosure
- Install Great Hall emergency exit landing door
- At Culver Street rectory, remove overhanging rear window bay and replace with flush picture window wall

Regarding the preschool facility, we discussed recent work to install new carpeting (likely to be installed every five years) and re-painting and touch ups to the walls. We discussed modernizing the bathrooms in 2019 and the need to continue discussions about a new playground.

The Committee meeting closed with the Lord's Prayer.