

## Mission of the Building and Grounds Committee

To oversee the maintenance and capital improvements of the FUUSM infrastructure and grounds to ensure the safety of its members and visitors and to enhance the FUUSM facilities and environment.

To prioritize and make cost effective recommendations to the Board of Trustees on projects to meet this objective.

Building and Ground Committee Members As of April 2025:

Regular Meeting: 1 / month, 4 th Sunday of Month, 9:30 am in Social Hall and/or ZOOM. Unless no new business, maintenance issues, or project updates.

Average attendance: 4

Gary Hamilton

Jay Warmke

Jim Grecni

Jimi Braswell

Justin Sheaves

Board of Trustees Rep – Ron Rees

Linda Lewis

Roger Kalter

Scott Lacey

Steph Rector

Tim Finkel

Al Tuttle

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Building and Grounds Committee Report

April 2025

For Budget Year 2024-2025

Building and Grounds has worked on several projects during the 2024-2025 Budget year. We have also dealt with several “emergency” issues, primarily the repeated blockage of the toilets in the church building. Most of these projects have been funded through the Ting Trust.

1. Change of fire alarm company and monitoring. The switch over has revealed several problems which the old company failed to address. Namely replacement of expired smoke and heat detectors and radio interference of detectors with the central alarm box. This led to some unexpected expenses to correct the problems.
2. Tuck pointing of brick foundation of the RE building.
3. Removal of fungus growth and patching of walls in kitchen.
4. Clearing of clogged discharge line for the court yard sump pump.
5. Repair of HVAC in RE building
6. Refinishing of the Court Yard memorial Chalice Plaque (completion date expected May 2025)
7. Tuck pointing of RE Building chimney and sealing of valleys on roof (postponed from Fall 2024 due to inclement weather, expected to be under taken Spring 2025)
8. Installation of the outdoor electronic sign. (Thank you again for the generous donation from Shari Ballantyne in memory of Dave which paid for nearly all of the cost.)
9. Several incidents of clogged toilets/sewer lines in the church building – at least 4 this year. More on this below.

10. One of the new flood lamps lighting the front of the church malfunctioned. The lamp was covered by Manufacturer's warranty, but not the labor to replace it...\$545.
11. A donation of a dehumidifier from Gary Hamilton has replaced one that malfunctioned.
12. Ron Rees has been working on a grant to fund an emergency defibrillator – to be installed in the social hall when approved.
13. First aid kits were donated by Gary Hamilton. They need to be mounted in a secure but visible location.
14. Per request from Shari Ballantyne, Safety/handicap rails have been purchased for women's and men's bathrooms. One in the men's room has been installed. The ones for the women's bathroom are awaiting some enhancements to the walls to provide a more secure attachment points.

In addition, B&G has held 2 volunteer work days undertaking several smaller handyman/handiwoman projects. Thanks to all who have helped. And special thank you to our intrepid Wendy for careful monitoring and alerting of building issues and our Church Lady Dawn for keeping on top of things.

For the next budget year 2025-2026, there is at least one major issue that must be addressed. That is, the repeated clogging of the toilets and sewer line. The clogging has required multiple visits by Promanco to jet out the clogs. Promanco has recommended the installation of an outside clean out to facilitate access for clean out.

Most likely we will need to video the condition of the sewer lines to determine the source of the problem. While we regularly use a root killer to help prevent tree root infiltration, it does not totally prevent tree roots from entering from above. We will probably need anything from roto-rooting the sewer line costing several thousand dollars, to complete replacement of the sewer lines costing \$20,000 to \$30,000 dollars depending upon the problems encountered. B&G will continue to explore options to address this problem.

Another issue involves the court yard sump pump emergency electrical battery backup system. B&G has been investigating options. The first and least expensive is replacement of the existing backup system with a similar one with a low maintenance battery (Approx \$800). The previous system required continuous monitoring and maintenance of the battery condition & water level. The other option being explored is installation of a battery backup system tied to the solar panels. The battery backup system would power the critical electrical systems in the church (heat, emergency lighting, sump pump, etc.). During peak consumption periods, the battery backup system could help reduce the draw from the grid. This would help reduce our electric bill. The solar panels would recharge the backup batteries.

Doors: The front doors to the RE building are deteriorating and need better latches/locking mechanisms. Also, the front and side doors on the church building need work. The outside paint is beginning to crack and the doors are dragging on the carpet and the lock mechanisms are difficult to operate.

Prepared by Al Tuttle