

2022 St. Andrew's Junior Warden Report

As we have finally returned to the building full-time, this was a good year for us to reinstitute some successful practices of the past, organize our work to keep our building and grounds well-maintained, and set ourselves up to plan for how we need to look at our facility for the years to come.

At the beginning of the year, I had the opportunity to meet with a cadre of previous Junior Wardens and helpful hands: Julia Stanley, Mary Hastings, Ray Sanna, Andrew Porter, Ed Elder, and Tim O'Shea, to name a few. The first thing that we needed to do is to get a lay of the land: what is our usual maintenance pattern, what are some of the small improvements we need to make, what are some of the big items that need to be addressed. In reviewing all of the needs, great and small, we settled on a small number of bigger projects that seemed to require immediate attention.

General maintenance: We continued our general maintenance contracts with our partners from the past few years. Their prices have not really changed and they have provided good support for us, maintaining our heating and cooling systems, our elevators, and the grounds.

Maintenance performed by our volunteers: Early on this year, we reinstated the Junior Warden workdays, in which we would ask for volunteers to come in on a Saturday to help with some of the maintenance tasks that we could easily accomplish ourselves. In our initial walkthrough of the building, there were a handful of smaller projects that we felt would be beneficial to the aesthetics and functioning of the church that this crack staff would be able to accomplish. This included:

- Painting around the vents in the sanctuary
- Fixing the locking mechanism on the front door
- Reaffixing the chip off the stairs to the chapel
- Recaulking and laying tiles in the kitchen
- Newell house will be described below

Planned improvements outsourced to professionals: During our initial walkthrough, there were a few maintenance needs that were identified as high priority. We were able to bring in professionals to help address these issues. This included:

- Fixing the gap in the roofline over the gas main on the southside of the church
- Cleaning out the water pipes in the kitchen and bathroom downstairs to improve water pressure
- We did examine the integrity of the arch under the staircase on Roby road. While there has been some deterioration of the arch, it is not impacting the integrity of the stairs, so we have held off on repairing it.
- Lighting- a good portion of the summer was spent reviewing bids to replace the lighting in the sanctuary with LED lights that would keep the same warmth, but provide better,

consistent lighting. As part of this investigation, we came to find out that our dimming system is no longer serviceable because of its age. After talking with the team that updated the lighting for the altar area, and on the advice of the vestry, we did bid out the additional lighting and dimming system. The price came in substantially cheaper and from an equally reputable firm. When we get the new lightbulbs, we will have a team help to replace them and then we should be set for the next 20 yrs or so. The dimming system, which was also approved, will take longer because of supply chain issues and will likely not be available until around or after Easter. We are paying for this upgrade from the Capital Campaign Fund.

Unplanned maintenance outsourced:

There are three expenses which fall into this category. The first was the sidewalk repair in front of the church. We were required to pay half of the cost and, while they repaired the sidewalks, we had them repair the drop off area as well. The funding for this was approved from the Capital Campaign Fund,

We also had a leak in the air conditioning unit in the associate rector's office. The leak did create some staining on the walls and moisture in the carpet. We had Harker come out and they fixed the unit and cleaned the other units as well. A special thanks to Doug Rahm who brought in fans and a shop vac to get the moisture out of the carpet.

The last unexpected expense is with the flashing on the second floor of the expansion wing overlooking the Newell House backyard. The flashing tore off one board and we are working with Legacy Exteriors to replace this. We will have extra flashing in case another issue arises in the future.

Newell House:

As you are aware, we do still use the Newell House for a number of ministries and group meetings, and that use did expand this year as well. However, the house is old, dilapidated at places, and out of code. The first thing we looked at was the retaining wall in the backyard, which is rotting. At the moment, we are not doing anything substantial to that. We will likely reinforce the stairs as a stop-gap. The second thing was that it was recommended we remove the playground equipment in the backyard (the equipment was deemed to be unsafe). Thanks to another group of volunteers, we were able to get most of that disassembled and then we hired someone to remove the cement posts, dig a dry well by the drainspout from the church (where we were seeing erosion), bring in top soil and grass seed, fill in the holes, and plant the seed and hay the yard.

We have also recruited a few members to act as a committee to make a recommendation on how we want to approach the Newell House moving forward. The house will likely need repairs and improvements, and the task of the committee will be to look at the property as a whole and make a recommendation as to how we should approach any future improvements to the property. The committee has not had a chance to meet yet, but I am hoping to meet a couple of times before the end of the year.

In closing, I would like to thank the many advisors and volunteers who have put in a lot of time and effort to keeping and maintaining our church and the grounds. There is no way that I could have accomplished this on my own, so I thank you all for continuing to care for this place.