

Properties Meeting – May 18, 2022

Attendees: Scott Potts (Chairperson), Ken Brost (Head Custodian), Bill Alber, Paul Hundt, Dick Kohl, Vicki Holten, and Gary Toboyek.

The meeting was called to order at 18:30.

Gary and Scott gave a summary of the current condition of our four rooftop HVAC units installed in 1996 (3), and 1997 (1). One of the units has been out of service for two heating seasons, another was repaired this past winter, and currently one is very loud when running, causing issues while taking phone calls.

The bids for the actual units came in at a cost of about what was expected, but the installation cost is substantial due to the amount of ductwork upgrades required by Code along with the cost of the crane, required to place the new and remove the old units on the roof.

There is a new Federal Energy Standard going into effect 1/1/2023. Due to lead times most companies are using June 1<sup>st</sup> as the cut off day, and we need to order no later than Tuesday May 24<sup>th</sup> to get a pricing slot before this new standard effects pricing. The new standard will create additional cost of 20-30%.

The Cost:

Trane using 1901 Mechanical is \$131,950.00

Harker quote using Luxaire (York) is \$158,724.00

Harker quote using Daiken is \$132,192.00

North American did not return request for bids.

After much discussion the Properties committee unanimously recommends replacing all four units using Trane and 1901 Mechanical.

Gary has had additional conversations with Alliant regarding the 5 rear parking lot light poles. Alliant in past conversations was not receptive to our request to take over the ownership of the light pole. Gary's new conversations, with a new Alliant contact person, have been productive and Alliant is now receptive to an "asset purchase request" and has expressed it is a win/win. Gary's contact has indicated that there are some internal procedures that have to approve such a request.

The committee was given a copy of a document Scott prepared, submitted 05/24/2022, and titled "Properties Committee Duties and Responsibilities". This document will be incorporated in an update of the Constitution and By-Laws.

An updated (April 2022) Delayed Maintenance and Capital Improvements list was requested by and submitted to Finance Committee.

The Solar Committee is continuing to gather information and has made no formal proposal or recommendation.

CLM received additional grant money and has used it to replace two water fountains with new fountains that include a reusable water fill option.

A new air compressor was installed as part of the fire suppression system, replacing a failed unit.

The roof had a small leak this spring over the north doors leading into the Sanctuary. No leaks were found over the Welcome Desk- this was a low volume snow year, and we will continue to evaluate the repairs made to see if we have solved the leak issues in this area before replacing the carpet.

The south parking lot repaving will be delayed due to budget considerations.

We closed with the Lord's Prayer.

Scott Potts