

## **Board Report, August 2016: Refreshing Our Facilities Task Force**

We have several items to report this month.

1. We'll hold a meeting on Saturday morning, 1 October, with members of the Facilitating Our Future (FOF) Task Force [Barbara Bartlett, Chris Bartlett, Anne Dean, Veronica Delay, Michael Stoner, and Ann Wynia; Jack Nelson is not able to attend that day], Gina Auriema, Geraldine Fowler, and Robert Black.

Our agenda will be focused on discussing several new needs and challenges that have emerged since the FOF report in July 2015; updating everyone on progress on other items to date; discussing Robert's observations and recommendations about the facilities and program-related needs we have and how to deal with them. Finally, our work on that Saturday will be an important step toward developing priorities for the additional work that we need to do.

There will be three board members in attendance by virtue of their participation on the FOF, but we'd welcome any others who wish to join us. (I've already heard from Anne Marinello, who has indicated she will attend.) If you're interested in joining the meeting, please let me know (email: [michael.stoner@mstoner.com](mailto:michael.stoner@mstoner.com); 312.622.6930) to be included in emails about the emerging agenda and other plans.

I'll include an update from the meeting in the Board Report in October.

2. The excavating and grading on the west lawn should be finished this week. The finished work is the result of many conversations between Tom Havill, the excavator; Robert Black; Gina Auriema; George Wohlgemuth; and Anne Dean.

You'll recall that both Sabrina Duk and Ray Snell pointed out the problems in this area. The project was initiated to enable us to divert water away from the foundation of the building, preserving the foundation and helping to ensure that water does not continue to enter the lower level where there has been some water damage and indications of mold on the interior walls. This was accomplished by installing a thick rubber membrane against the foundation wall, which will divert water away from the building. A drain and underground drain pipe ensures that ground water flows downslope, away from the church.

As often occurs in these kinds of projects, there was an unanticipated complication. We ended up removing the entire sidewalk running from the town

sidewalk to the offices and parlors. [Originally, we planned to remove the rear part, leaving the section of sidewalk leading from the town sidewalk to the access ramp to the sanctuary in place.]

This means that the entire sidewalk will need to be repaved. It also means that we'll have made *significant* improvements to the entrance to this part of our building in two respects: safety and access. Because the new sidewalk will be raised above ground level, water will run off it. That means no more large puddles collecting in the middle of the sidewalk in wet weather and no large sheet of ice to endanger visitors in cold weather. Furthermore, the new sidewalk will be sloped to permit much better and safer access into the offices and parlors for handicapped and disabled people.

Now that the grading is done, the permaculture garden will expand and there will be additional landscaping to beautify this area.

Tom has also regraded the area next to the new downstairs SE space and Chapel.

3. I'm working on a grant proposal to the Preservation Trust of Vermont for funds to replace the roof over the offices and parlors. Geraldine is helping to pull together portions of the proposal and Gina has scheduled meetings with several roofers, who will provide estimates for the work. The condition of the roof over the addition was one of the major issues that Sabrina Duk flagged in her report following her visit last December:

#### **Visual Condition of the Roof Structure**

- The roof structure of both the original building and the additions consist of a rough sawn wood framing with wood decking and a standing metal seam roof. During the site visit, it was mentioned that the original building previously had a slate roof.
- The standing metal seam roof above the Church Office appears to have mild corrosion at the shallow slope. Additionally, a few of the seams appear rusted through and do not join. The roof framing of this area, as seen from the attic space, appears to have water stains suggesting moisture is entering the building. (See Figure 6)
- At the back of the Sanctuary where the exterior wall meets the back Lobby roof, discoloration of the siding is present. This suggests the possibility of water migration through siding or improper flashing between the exterior wall and roof. (See Figure 7)

- At the Church Office, the roof sloping towards the front appears to be partially sloping into the rear exterior wall of the Sanctuary. This condition may potentially trap water or snow on the roof. If the transition between the exterior wall and roofing was not properly flashed, a condition may exist where water is entering the building. (See Figure 8)

**Recommendations (roof structure)**

- Install snow guards on the standing metal seam roof to prevent large amounts of snow piling up against the exterior walls. Further structural analysis is required.
- Replace the compromised standing metal seam roof. The roof membrane should also be reviewed and replaced as needed.
- Install a cricket roof where the roof of the Church Office slopes into the rear exterior wall of the Sanctuary. (See Figure 8)