

BUILDING & GROUNDS COMMITTEE REPORT

JANUARY 19, 2016

January 12, 2016

Platform Lift (Updated). We met with the P&Z Commission on January 6th 2016 to complete the final parking text amendment. P&Z Commission reconsidered the language of our proposed text for the handicapped parking spaces, and defeated our proposal. Simply stated, in their opinion, our proposal would have allowed us to add additional parking spaces to our present number increasing our total space count. The P&Z Commission has directed Larry Bradley, P&Z Director to re-write the amendment so as to allow the church to relocate spaces to the lift area without adding any additional. Bradley was instructed to write the new amendment by the end of January, prior to his leaving as P&Z Director.

Leonard Surveyors has advised that the survey drawings should be finished by January 18th. Our Architect, Kevin Davignon, remains on hold until the survey is complete.

Five-Year Plan (Updated). On January 6th the B&GC met with Anne, Dorothy and Reverend John to review the different requests for outlines of capital projects and our recommendations for the next critical work project. At the outcome of this meeting, B&GC was asked to provide a cost study and outline for a project that will include repairs to the cantilevered, decks, south parking lot and the main entrance to the building.

Flat Roof (No Significant Change). The flat roof replacements on both the east and west wings of the church are completed. Rick's Main roofing has finished the necessary paper work for the manufacturer's representative to inspection. The final inspection is needed before the warrantee for the new roof.

Glass Replacement and Repairs (No Significant Change). As we continue to look for a means to replace the broken pieces, John Turmelle has an agreement from one of his suppliers to cut the glass if we supply the templates. We have asked Rick's Main Roofing if their subsidiary, Fairfield County Restoration, will create the templates and install the glass. If this arrangement works, we will repair as many broken pieces as possible before the outdoor temperatures prevent us from working.

To date, the B&GC has contacted seven (7) local glass companies for proposals to replace the broken glass. Three (3) of these companies visited the church and provided proposals before subsequently declining to perform our work.

2016 B&G Annual Conditions Report (Updated). In preparation for the next B&G Annual Report, and our recommendations for a 2016 Capital Project, we met the structural engineer, John Flynn on October 29th for an inspection of the exterior cantilevered walkways and the cracked wall in the Lower Level.

In John Flynn's report, he notes that repairing the concrete decks requires the skills of a restoration contractor with a highly specialized knowledge in cement refinishing and experience with the different specialty materials needed to repair the edge of the decks. Flynn further noted that it may not be possible to locate three contractors with the necessary skill to properly accomplish these repairs.

The B&GC is discussing further needed investigations by professionals of different building systems.

Historic Preservation Grants (No Significant Change). As you know, in April-May 2015, we submitted a preliminary HPTAG grant application request for \$20,000 to the CT Trust for technical assistance funding for the skylight/roof. We were waiting notification of the final deadline and if funds were available this year. Unfortunately, we failed to meet the December 1, 2015 deadline due to some back and forth miscommunications about deadlines and fund availability.

We spoke with the staff at the Trust, and they are not willing to give us an extension as their board meets next week, and there is not time to get all the work done to submit a professional application in time. The good news is we have a good relationship with the trust, we know the application process better, and they are supportive of us applying for State Historic status as well as 2016 HPTAG funding.