

2020 CEC Building Committee Report to Christ Church Annual Meeting – February 6, 2021

Members

Elizabeth Blackwell, Tom Robbins, Ed Lehman,
Nathan Smith, Omar Galindo, Rick Posey, L T Cotton.

Tom Ioanes

2020 Building Committee Projects

- Room renovations
 - Kitchen floor replacement – June
 - Choir Room renovation – Feb-Oct (Burning Bush, Club Room)
 - Nursery renovation – June
 - Parish Hall Parquet floor renovation – July
 - Alcove renovation – Aug
 - NW Stairwell renovation – Oct
 - Vestibule lighting update – Aug
- Facilities initiatives
 - Energy efficiency – Aug-Sept
 - Chiller expander tank replacement – June
 - Mold abatement – April

New Kitchen Floor - Installation



- Kitchen floor was replaced as part of a 2018 insurance settlement. All items including utensils, fixtures, and equipment, were removed from the kitchen. Asbestos flooring was removed and safely abated, and new vinyl flooring was installed. The entire kitchen was cleaned by volunteers
- Thanks to Linda Schmidt, Cathy Skardon, Donna Boensch, Judith Wehn, Maureen Boyles, Greg Bush, and L. T. Cotton. Also the general contractor, Becker Construction

Choir Room After Renovation



- Volunteers removed the false wall, one bank of closets, and various furnishings, then repaired the wall damage and painted all walls. Contractor removed the entire wood floor and mounting fixtures.
- Volunteers cut 1,000 steel rivets out of concrete floor. Then repaired all those rivet holes, cleaned and etched the floor, then applied a decorative epoxy coating, making a bright and accommodating space for the Choir.
- Volunteers led by Elizabeth Blackwell included Barb and Audra Cerny, Yun Kim, Tom Robbins, L T Cotton, Len Roberts

Nursery After Renovation



- Nathan Smith and Omar Galindo took the opportunity to do some renovation to the Nursery
- Water damage to walls and ceiling were scraped and repaired, and the room was given a fresh coat of blue-sky paint. Sponges were used to paint clouds on the walls for a bright, airy space
- The carpet was given a thorough cleaning

Parish Hall Parquet Floor



Once the Kitchen Floor was replaced, L T Cotton turned his attention to the Parish Hall Parquet Floor. He was able to use Church equipment plus finishing materials to return the Parquet Floor to a like-new condition!

Alcove Restoration



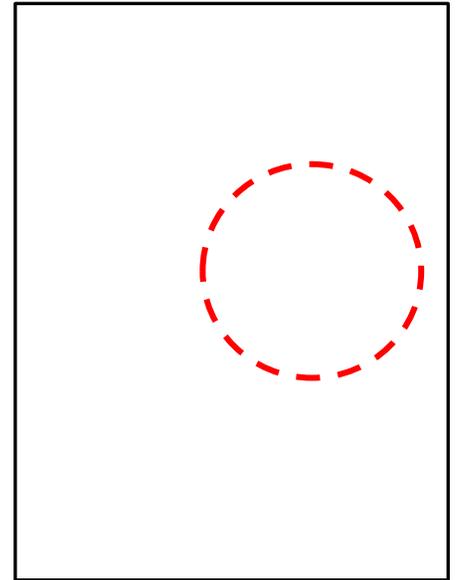
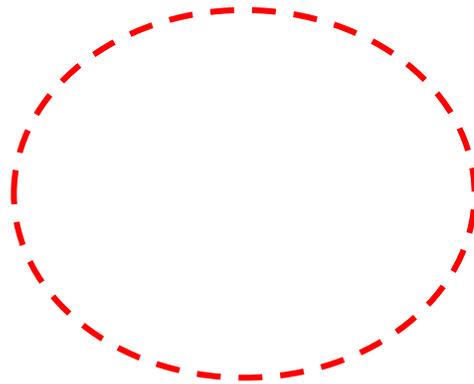
Before



After

L T Cotton removed water-damaged wall sections, repaired them, and painted the lower half of the Alcove. Ioanes offered minor assistance.

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Vestibule Lighting Updated



These light fixtures were previously purchased and found in storage. Ed Lehman volunteered to obtain the necessary retrofit parts and install the lights. Thanks, Ed!

Energy Efficiency

- Dayton Power and Light surveyed the entire building for energy efficiency improvements
 - Any fluorescent fixtures using 'electronic ballasts' received an upgrade to LED bulbs – over 120 fluorescent bulbs were replaced with LED
 - Some smaller bulbs were also replaced
- Building heating and cooling efficiency
 - 2019-2020 energy use data accumulated and charted, will be monitored in 2021 for control and improvement
 - Building Committee has worked with our mechanical services contractor to adjust timers and thermostats to reduce energy use throughout the buildings
 - Heat or cool only as needed, otherwise shift to economy mode

Other Facilities Initiatives

- Chiller Tank replacement
 - The AC chiller uses an expander tank to compensate for pressure changes in the system. The old tank developed a leak that could not be repaired, so a new one was installed. New tank has a rubber bladder for ease of replacement.
 - (Hot water circuit expander tank appears to be fairly new.)
- Mold Remediation
 - Air tests during the Choir Room renovation revealed elevated mold in areas in the building. Further investigation revealed deep residue in both air handler units. Both were scraped and pressure washed. Quarterly disinfectant spray now in practice, and annual cleaning will now be done.

2021 Building Committee Projects

- Updates to Nave emergency egress
 - Improved signage in Nave and exit routes, coordinate exit planning with Safety Team
- Renovations to Second Floor
 - Apartment – repair water damage in ceilings and walls, paint all, find a cost-effective flooring solution. Make a flexible, useable space
 - Hallways – LED lighting upgraded, repair water damage in ceilings and walls, paint all, clean carpeting
 - Rooms – clear and repair water damage in ceilings and walls, paint as many rooms as possible to enhance functionality

Thank you for your attention
and support.

(...and thanks to all our great
Volunteers!)