

**MINUTES – STA Building & Grounds Committee Meeting
August 14, 2023**

Present: Scott Blum, Matthew Green, Alan Lynch, George Olson, Chris Currans, John Moss, Sue Osweiler, and Kent Bachman
Absent: Carl Bern, Jim Smith, Andy Campbell, Bobby LeBlanc, Kristina Goth, Drake Tong, and Kendall Graber
Guest: None
Minutes By: Scott Blum

Items discussed:

1. The surfaces of the front steps (on Lincoln Way side) are deteriorating and have been for some time. There have been a couple of attempts at coating these steps, but the coating fails, rust spots show through, and some spalling occurs. The committee would like to replace the steps, but more information needs to be gathered. We discussed the following:
 - a. Matthew Green obtained a quote from Caselli Construction (Des Moines) that is \$53,000 for replacing the steps. This assumes the railings would be salvaged, cleaned up, repainted and reinstalled in the new steps. These railings are embedded into the existing concrete, so they would be cut off and a new end welded onto them. The Casselli quote also assumes that the existing foundation for these steps would not be removed, but left in place for the new steps to be installed upon.
 - i. Additional proposals are desired in order to determine if the Caselli quote is competitive.
 - ii. Adding aluminum stair-nosings embedded into the concrete step tread and nose for safety and durability is desired.
 - iii. Explore the idea of a more decorative railing.
 - b. Carl Bern obtained a quote from Old School Renovation, LLC (Madrid, IA) for \$11,500 to clean and remove the existing paint/coatings off the steps, then waterproof and install grip onto the steps (three coats of deck coating).
 - i. The committee would like to know the warranty on this application/product.
 - ii. It was stated that if this coating would not last well for at least 7 years, the committee would not like to go this route.
2. We discussed the need for regularly kept maintenance logs and manuals. The new boilers and water heater will have regular maintenance. The existing main electrical switch that Shermco tested this year also needs periodic testing. John volunteered to lead an effort to not only develop the maintenance logs for the new items, but also for other equipment that needs regular maintenance at STA. A checklist may be developed, but generally an organized record of these is needed.
3. There is an engineering firm that STA and committee members have reached out to on numerous occasions to come visit the building and provide an opinion on the fissures/checking at the wood beams above the sanctuary. It appears that a different firm

will need to be contacted in this regard, due to lack of response. This was requested by the parish council.

4. Scott will contact mechanical-electrical engineering firms to study the possible replacement of two air-handling units that serve the sanctuary. These are in working order, but are reaching an age where there is concern that they will fail and STA will be without conditioned air for a long period of time waiting for a unit to be shipped and installed.
5. Fall clean up will be on October 28, 2023. Scott will lead this effort. A spring clean up leader will be needed in 2024.
6. George mentioned that a parishioner fell recently trying to step up the three steps that form the altar. Could a railing be installed near the podium area on the southwest side that would help someone access the altar a little more safely?
7. The following items were mentioned by Bobby in an email and discussed briefly in this meeting:
 - a. Everything has been waxed that could be waxed EXCEPT the worship space floor.
 - b. Some landscape areas need attention more than others. Stewards are asked to keep up with the regular maintenance of their particular landscaper area.
 - c. Still waiting to start the change-over of bulbs in the lower lounge to LED with ballast removal. This will be paid for by Creation Care funds.
 - d. All the lights in the ring above the altar have been replaced with LED
 - e. New carpet installed in the peer minister apartment this summer - old carpet was 23 years old
 - f. Kitchen would like new shelving in the kitchen storage room - will be looking at that soon
 - g. HVAC cooling has been working like a charm all summer, until this past weekend - flow switch was stopping the chiller from coming on - Mechanical Comfort repaired this.
 - h. All the east windows were cleaned this summer inside and out.
 - i. Knight of Columbus plan on reupholstering more pew-chairs this year.
8. Next meeting for Building and Grounds is October 9, 2023. There will NOT be a September meeting.

End of Minutes: Attendees should please notify the author of these minutes if there are edits to be made.