

BUILDING & GROUNDS REPORT

April 20, 2015

RED is Update from 3/16/15 Report

SPRING CLEANUP - 4/18/15

Response from the congregation has been tepid as of 4/14/15. Hopefully we will be surprised by a robust turnout. As in past years, much of the heavy work (blowing and moving leaves) will be done prior to Saturday by an outside contractor.

ROOF / SKYLIGHT

No progress has been made. We have not yet received the third bid from FRONT Engineers. Our last request was made 4/14.

To access the roof/skylight issue, we have met with a representatives of Simpson Gumpertz & Heger (Waltham, MA), Thornton Tomasetti (New York, NY) and Front (Brooklyn, NY).

Assessing the roof/skylight issues is costly. Presently we have an estimate from Simpson Gumperst & Heger of \$19,000. This consists of \$10,500 for the inspection and \$8,500 for contractor assistance for opening and closing the roof and rental for a personnel lift. Thornton Tomassetti has estimated a cost of \$8,800 for the cost of the inspection and has not estimated contractor assistance expense. The estimate from Front is expected this week.

When we have all estimates in hand the BOT will need to decide if we want to proceed. Funding will require the BOT to request money from the Endowment Committee.

5 YEAR MAINTENANCE & CAPITAL EXPENSE ESTIMATE

We will not have the draft 5 Year Expense Estimate by 4/15 as hoped. The report is nearly completed and we are now targeting for 5/1 completion.

The B&G Committee had a meeting on March 8th to begin the process of estimating Maintenance and Capital expenses for the next five years. Dan Valentine and John Turmelle are aiming for a rough list and estimate by April 15th.

HISTORIC PRESERVATION GRANTS

No change.

Betsy Wacker and Ralph Tartaglione are on track for submitting preliminary grant applications by May 15th and June 15th.

CURRENT ROOF LEAKS

Presently we have two bids (D&R Construction and Exceptional Improvements) in house and are seeking a third. Evaluation of the bids is in the experienced hands of John Turmelle and Dan Valentine. The flat roof has exceeded the life expectancy and will need to be replaced at an expense of probably \$50,000 or more.

LIFT STATUS AND ACTIONS

We are trying to have P&Z release TUCW from many approvals now required. Hopefully saving us from needing Soil Testing, Land Survey and Wetlands Mapping. A little progress has been made. The Westport Building Department will write a letter to P&Z recommending the need of the lift so as to put us in better ADA compliance.

I - Fast tracking for town approvals cannot be requested until we have completed:

Soil Testing
Survey the property
Wetlands mapping

Hopefully this will be completed by April 15th, weather permitting.

II – Work Required:

Grade lift area
Site lift
Tree removal if needed
Concrete foundation
Dig trench/Move electric
Demolition of water chamber slab cover if necessary
Install Lift
Paving & walkways
Electric door installed

Completion date anticipated is August 15th.

Chuck Colletti, Chair B&G Committee