

2020_02_02 Time and Space Report to Stewards

The following are our responses to the questions posed by Stewards

What building projects do you see needing major attention this year and what are your plans for getting the work done?

The simple answer is that we are not fortune-tellers and generally do not know when something will break. We respond to the best of our ability when things do break and keep working on them as needed. Having said that, we are aware of the following issues:

1. All the HVAC units are aging
2. The main HVAC unit would need a crane to replace. Therefore, we intend to keep repairing it as long as possible. We recently replaced the heat exchanger and other important (and expensive) elements, so it's working parts are essentially new
3. The 4 smaller HVAC units probably will need new heat exchangers in the near future. If so, it might be worthwhile replacing rather than repairing them
4. The roof is old — we may be anywhere from 1 to 5 years to needing replacement
5. All the carpeting in the building is wearing out and/or stained in multiple places. It is probably nearing time to have it all replaced
6. We have decided to repaint one or two rooms every year in order to keep things looking fresh. We just had the hallway, kitchen, and bathrooms on the Sanctuary level done and are discussion which room(s) to repaint next
7. There are recurring plumbing issues, both in the restrooms and the kitchen
8. The parking lot fences keep breaking. We and Dave/Marthat's Mob have been fixing them, but eventually will need to be replaced
9. The movable wall between the sanctuary and the skylight room needs immediate repair to a number of its elements. We are researching how to get that done
10. The lights at the front of the building stop and start working somewhat randomly. We are working on a solution involving changing the existing bulbs to LEDs
11. Nolan recently mentioned that he and/or his crew have done a number of smallish jobs for which we have never been billed. We expect that bill to arrive very soon

Which are the building issues you see that need addressing but are not in your purview and do you have opinions on how to address them?

- The offsite parking conversation is not ours and none of us has any interest in pursuing it. However, we recognize that if Seekers decides to purchase or lease parking, it will probably fall to us to take care of it. We will address how and what to do if and when the time comes
- Similarly, any relationship with the development next door is not within our purview, although some (but not all) of us as individuals have some interest in the process
- We are grateful that SLT has taken over the general storage issues and will do our part to deal with our own storage and that of tenants
- Peter, I, and the rest of the original SWIM team that took over general policymaking and oversight of the website when Jeffrey laid that down had always hoped that mission groups and other interested parties would keep up the areas that pertain to them. However, that has largely not happened. For a long time, Peter did most of the web maintenance with long-distance emergency help provided by Aeren. Either I or Ken, as

members of Celebration Circle, continued to post sermons and liturgies, and I sometimes tried to help Peter with other tasks. When we decided that Joomla was too hard to keep taking care of and switched over to WordPress, I asked Katie to work with me on the redesign. While three members of T&S tend the website, the Seekers website is not really a T&S project.

What's a good way to keep the community apprised of issues you're working on that are of particular concern?

- Post periodic reports in the members' area of the website
- Make occasional announcements at Circle Time

Since both T&S members and the building are aging, do you have specific thoughts about steps needed in light of that and what the impact might be on your/Seekers budget?

We find ourselves hiring contractors more frequently to do things that we might previously have done ourselves. Clearly, that will cost more, but we do not have any estimates because, it would take more time and energy than any of us has at this time to work out a prediction. We keep recommending setting aside significant money every year for capital improvements because, as noted at the beginning of this report, we are not fortune-tellers.