

UACC Dec 4 2022

P&P Rept

Given the time between reports I hope I can remember what's been done during the summer and fall ! Our storage container solution has been installed and 'fenced' according to City requirement though we haven't scheduled final "installation" inspection. It was paid for 'off budget' so UACC doesn't own it and it can be removed if and when the congregation decides it's not needed. It has mostly been filled with extra chairs, flammables, catering decorations, outdoor equipment etc. So the boiler room is now 'mostly' open vs being an obstacle course. The Crewell family using our Apt this summer did not create any issues for UACC though they did have their vehicle broken into during the summer. FYI our in-house caterer, Tim Eleby has had catalytic converters stolen repeatedly from his delivery vehicles to the tune of > 10,000\$ in repair costs. The 17,000\$'s of summer painting got our UMI space and several other small touch up jobs and stairwells looking fresh. The 8-inch rain in late July flooded the basement (3"s) and elevator well and may have pushed debris into a hard-to-reach roof drain we're trying to get addressed. Pure Catering did yeoman's work getting the basement cleaned up. There were some small repairs/maintenance we did to the parking lot in late September but it appears we will need some professionals to do a GOOD job in 2023 if we are going to prevent needing a 45,000\$ new parking lot. And THAT's if we have a mild 2022 winter! We had a 3500\$ steam pipe leak repair that is helping to stream line our earlier patches and manual draining issues. Ongoing elevator maintenance is a significant drain on our P&P budget. A big inspection is coming on Dec 9th – please sincerely pray for our clean bill of health. This building with our various activities and groups CANNOT function without an elevator. We are going to begin searching for new replacement ideas. It's likely a long way off but we can't assume we've got many years left of this 1950's elevator. We have slowly but constantly been upgrading our florescent lights to LED over much of the building. Over the last 3 years we've replaced more than 110 light fixtures in our building. In general a rebate program from Ameren has been paying for about 80% of the cost. A frozen front hydrant was replaced during the summer and with a new shut off installed should be the last time that hydrant freezes ! A leak in a 3rd floor restroom damaged the ceiling in the "Archive" room but leak and cosmetic repair are in the works. We hope to have the opera offices carpeted and refreshed with some ?in-house? painting by year's end. The Spectrum internet improvements I assume will be addressed by the technology/AV ministry, since they have been the lead on that. But suffice it to say that the 2nd floor halls are not as cluttered and it appears the AV rooms are close to being finished so we can clean up the construction equipment in the apt and hallways. We always have electrical and plumbing work to do and the basement landing women's bathrooms are moving up on the next 'to do' list. We have the Delmar sign and a more permanent replacement / improvement / rethinking of our HOPE sign high on the outdoor list.

Given the huge insurance industry claims from the recent FL hurricanes, and general building cost inflation we expect our insurance costs which are currently ~ 65,000\$ to go to over 70,000\$ with our current denominational ins. Co. Our utilities and insurance are approx. 75+% of the plant and property budget. As you see needs please let us know – we make progress but it is slow progress.

Thanks

Ron, Charles, Willie and Neil