

BUILDING AND GROUNDS COMMISSION

Minutes of January 8, 2026 Meeting, 5:00 PM, Library

Present: Ben Robertson, Rector, Mark Wilcox, John Delandro, Junior Warden, Dennis Biggs, Tyronn Wilkins, Facilities Manager and Jim McCauley, Commission Chair

I. Reappointment of members whose terms have expired. As Junior Warden, John Delandro waived the term limits for Jim McCauley, Mark Wilcox and Dennis Biggs whose terms are near expiration and are appointed to a second term. John requested that the Chair propose to the Vestry amendments to the Building and Grounds Commission Operational Guidelines to allow 4 rather than 3 At-Large Members. The Chair will propose that amendment and report to the Vestry for approval. This will enable the Commission to bring on one new member.

2. Project Reports

A. Boilers—Tyronn Reported that the 2 new boilers are up and running; the temporary rental boiler was removed. The Chapel still has a heating problem that Colonial Webb will be working on tomorrow, January 9, 2026, that involves bleeding air out of the lines that feed heat into that part of the church building,

B. Roof—The roof replacement is moving quickly. Tyronn estimates that the work will be completed in approximately another month, weather conditions permitting.

C. Church Organ Overhaul and Choir Room Radiator Work. Scott Hayes reported that the organ project is officially underway. Scott is working with Muller Pipe Organ Company on the design work and new console layout. A new computer system is on order and is in the production queue. Part of the project is revoicing the pipes, a process that will continue throughout the project. Muller's major shop work will likely occur after Easter, including construction of the new console, followed by a new mechanism and wooden screen. Every component is hand-made. By summer we will have delivery and installation, with completion expected in late summer.

D. Choir Room Radiator Pipe Problem. When the choir room was renovated last year, the floor risers were removed to create more space. Before the renovation, a radiator was moved to accommodate the built-in risers. After the removal of the risers, the pipes leading to the radiator were exposed. People in the choir have struggled with the pipes getting their foot caught between them and others have tripped or nearly tripped. The best solution is to relocate the radiator back to its original position under the window and thereby relocate the piping. Unfortunately, Colonial Webb wants \$3, 465.00 to do the work over two days. The Commission asked Tyronn to discuss a lower price with CW and/or consider getting another estimate on the project. There is also a radiator in Scott's office that is not working but can be repaired with a valve replacement at a cost of \$200. Given all

the work and money the church has given CW, we hope to negotiate downward the price of this project with them or use another contractor.

E. Playground. Melissa Taylor requested that the paint be touched up on two of the roof structures-some paint was scuffed up during the installation of the new equipment. Kompan, the manufacturer, contacted Melissa Taylor, our Preschool Director, with the paint information that they will pass along to the installers. Melissa also requested another step be added to one of the structures making it easier for the kids to start climbing. Melissa will discuss this with the Preschool treasurer, John Bell, since it will be an additional cost. We are having the leaves removed from the playground and the fence line cleaned up. This was scheduled to be done before all the holidays, but the snow complicated the landscaper's schedule. They now plan to come out next Wednesday, January 14 in the afternoon.

F. Landscaping Around Patio Area. Mark Wilcox has been working with Amy Burgoyne and Shipp & Wilson Landscaping for a design plan. An estimate for the work was made in July with a price tag of \$16, 391.00. After further discussion, the Commission agreed that S & W's planting in areas just to the left and right of the patio would be unnecessary and obscure the patio's beauty and impede access. Mark will get a redesign that will likely lower the cost of the project significantly. Dennis Biggs will get another estimate from a landscape company. Mark will get an estimate from Cross Creek Nursery who did the garden on the south end of the church. It was decided that we would not seek a quote to have hard pathways from the patio to the left and right but rather leave a clearing and fill with mulch. There is still a plan to have a hard pathway from the patio center to the slate walkway in the rear that connects to the Narthex East Entrance and the parking lot near the playground and Memorial Garden. The new pathway should be the same material--slate to match the existing walkway to which it will connect. There will be a canopy-like structure secured with fixed poles and connection hooks attached to the building that will enable the canopy to be installed and removed as desired. This is preferred over a permanent structure or a temporary canopy we have been using for past outdoor events. This project remains unfunded and will carry over to the next B & G Commission Meeting.

G. Thornton Hall Pantry and Parking Lot Improvements. These projects are on the back burner pending funding. Source of funds are expected from the Capital Campaign.

The meeting adjourned at 6:10 PM.

Respectfully, Jim McCauley, Chair