

Community Congregational Church

Building and Grounds Report

In 2020, our Building & Grounds report was focused almost exclusively on repairs made necessary by the chimney fall that broke the narthex roof during a rainstorm. Extensive structural and water damage resulted. Our insurance (Travelers) covered costs and our general contractor (Nat-Cat) oversaw repairs: toxic substance removal (asbestos materials) and cleanup; narthex roof and ceiling repair, narthex wall crack repair, new light fixtures and wall painting, sanctuary wall repair and painting, Schneider Hall floor, wall, and ceiling repair and replacement of light fixtures with new ones. Carl Diesel did the electrician work. Narthex roof replacement was limited to the damaged north section. The roofer could not guarantee his work unless he did the entire roof. We asked Travelers for that but they denied the request.

Sometimes when you don't get what you ask for, it's a good thing. Sure enough, in 2021 the roof started leaking again as it has for years and years. The problem has been roof slope. Rainwater has ponded up to two and a half inches deep in various places. Carl Diesel and Jon Pangborn engaged G. Klemm Roofing to assess the ponding problem and problems with the education wing as well. Klemm came up with two novel solutions –

- (1) Reslope the narthex roof with tapered panels of insulation to allow positive drainage. Reroof over the tapered panels. No structural changes to roof joists would be needed.
- (2) The education wing roof had split open along its ridgeline. Replace this roof with new technology (Certain Teed) peel and stick membrane strips, applied over new subsurface material. No more tar and gravel. Color to be light gray.
- (3) He also replaced three skylights. The old ones were brittle, clouded and leaking.

The proposals were submitted for vote to the congregation and they were approved. The total cost for both roofs was a bit over \$50,000. At this time (Dec. 2021), a special fund drive has raised \$30,000. Both roofs are done. There are no leaks. The roofs are guaranteed for 15 years.

Other Projects accomplished during 2021 –

- New gutter on north side of main church building. (Mr. Gutter)
- Sealing crack at base of brick wall in the area around the north entrance. (Carl)
- Install water/moisture detectors required by insurance. (Pat)
- Seal holes in brick wall above narthex roof used for air conditioner lines. (Carl)
- Tuckpointing (Carl)
- Seal and paint outside of round dove window frame. (Jon)
- Install new technology light tubes in Schneider Hall. (Carl)
- Upgrade landscaping in front along Rte. 47 and install new signs. (Ty Vaughan)
- Miscellaneous bush trimming and grounds maintenance. (Jon, Carl, John, Jim)

Thanks to all who dedicated their time to the maintenance and upkeep of our church, including those who participated in cleaning days and decorated the church for Christmas.

JBP