

**CHURCH OF THE TRANSFIGURATION**  
**Update on**  
**Building and Grounds Projects**  
**and Proposed Capital/Refurbishing Campaign**  
**9/7/16**

In June, after review by the Pastoral Council and Finance Council, we applied to the Diocese for approval for capital/refurbishing campaign for January 2017 with a goal of at least \$410,000. The items included in the application are the new HVAC for the church with an auxiliary heating system for the Gathering Area, new roofs on the church and Parish Life Center (PLC) and, within the next 4/5 years, carpet replacement in the church and PLC, pew refinishing while the carpet is being replaced, new entrance to the parking lot, plus consultant fees. The application was approved pending an architectural review and written specifications for the two roofs. The Buildings and Grounds Committee (BGC) interviewed two architects; we have decided to contract with Konopka Architecture to prepare specifications at approximately \$11K. The Diocese requires written specifications because of a history of poor roofing jobs at a number of churches. Members of the BGC participated in the interviews of the architects. Verbal approval of the proposed capital campaign has been granted and we are waiting for the letter of approval over the Bishop's signature.

At the present time we are awaiting bids (due September 15th) for the primary heating system in the church, with the goal of having the new system installed before December 1st. The advice of our current maintenance company is the present system should be replaced before the upcoming heating season, an opinion supported by the BGC. We are basically replacing the present system with a "high efficiency" 50 ton unit, the same size as present. The estimated cost of the new system is approximately \$105,000+. This expenditure will put a drain on our combined savings and facilities account: there presently is a total of approximately \$200,000 in the two accounts. Common wisdom is that we cannot trust that the present system will last until next spring. An engineer has been contacted; we plan to meet next week to examine the problem of lack of heat in the Gathering Area. Over the years we have had a variety of opinions on how to correct the lack of appropriate heating in the Gathering Area. It is the suggestion of the BGC to hire a heating engineer to give us an official recommendation. Also, at the request on our Care of God's Creation Committee we explored a geothermal heating system for the church. We interviewed two companies, one did not believe it was prudent at this time and did not offer a bid, and the other estimated the cost to be approximately \$496,000, agreeing it would not be financially effective (no tax break for churches) or an efficient use of energy.

Finally, the opinion of the architect hired for the roofing projects, suggests there is some life left in both roofs, also supported by BGC. The architect believes that with some minor remedial repair, we can put off the total replacement for a couple years. The architect is currently preparing the specifications for the remedial work and will eventually prepare the specs for the total replacement.

In closing, as many of you know, we lost a good size tree between the Gathering Area and PLC during the rain/wind storm on Saturday, August 20th. This loss left a large empty space and it has been decided to leave it as is for now. As you may have noticed in the Bulletin we are asking for artistic drawings of how to fill the area with low maintenance plantings that could include a statue or wall sculpture on the brick wall at the back of the area. This could be tied with our upcoming 35th anniversary.

mjb  
9/7/16