



Unitarian Universalist Church of St. Petersburg
100 Mirror Lake Drive North, St. Petersburg FL 33701

Building & Grounds Minutes for 01/16/2018

Attending: Paul Burnore, Reggie Craig, Laurie Clement, Jim Fitzgerald, Janet Mills, Toby Newcomb, Howard Taylor
There were no Minutes for the December meeting.

HVAC – update by Howard

RoyalAire was here today for about 3-4 hours to see why our fan runs constantly in the sanctuary. After consulting with tech support they determined that our system is designed to have the fan do that. It uses minimal energy.

RoyalAire was also out recently because the north unit for the 2nd floor of Conway did not seem to be heating well. It was determined that the unit was turning on both air conditioning and heating at the same time! Problem was corrected. However, it took more time than normal because all wires leading to the unit from the thermostat were the same color – which is not standard.

B&G Meetings are once a month on the 3rd Tuesday
Next meeting is
February 20th 5:30 – 7:00

Gutters – update by Howard

Howard has spoken with the gutter company and they came out to look at our situation and will be providing us with a quote shortly.

Sanctuary lighting – update by Howard & Jim

Summary:

9,383.98	Lighting equipment
234.63	Miscellaneous Parts / Freight Charges
3,290.64	Labor (includes moving pews)
4,989.00	Electrician
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17,898.25	Total (the Lumastream proposal includes rental of scissor lift)

A lighting proposal was also received from a theatrical lighting company of approximately \$24,000.

Discussion as to whether this is a necessity or not and opinions varied. May want to also have windows tinted at same time (approximately \$3,500 - \$4,500) to maximize benefits. Final decision to be made by the Board.

Sanctuary Sound system – update by Howard

Quote from Patrick is awaiting evaluation of the strength of ceiling beams. Beams are 90 years old so evaluation by a structural engineer is needed.

Nic had previously told Howard that the organ speakers were bad. At the Board meeting people said the organ sounded fine. Howard found out from Nic that the reason the organ sounded good the last time it was played – which was well over a year ago – was because the woman playing it had a Doctorate in Organ and knew what to do.

It was discussed whether or not it makes sense to have the organ run through a new sound system. We have no organ player now no have we had for a while. We might be as well off with a good keyboard through a new speaker system which would probably not sound like a full organ – especially to someone with an orchestra background like Nic – but might be great for 95% of regular people.

Howard is waiting on a system quote from AVS – the company that installed the current system and who would be installing the Lumastream lighting. We might be able to get a reduction in price if they do both.

Library doors – update by Reggie

Reggie is doing this himself. He hopes for completion by mid-March.

Conway RE Doors – update by Reggie

Two doors have been installed and Reggie has door windows for all the 10 doors. Toby will be assisting Reggie with the project.

Light by ramp leading into Gilmour is not working. Update by Reggie & Tom

Tom Archibald provided a detailed written report about the lighting and electrical issue. The ramp light is now working but is connected via an extension cord. Reggie would like to have all our exit lights replaced with LED. This may be especially important when you see the exit light in the sanctuary with the burn marks above it from a short. To summarize Tom's report: there are odd things in our wiring and we need a professional electrician to deal with these.

Committee felt we need a full evaluation of our electrical situation – especially before doing the sound and new sanctuary lighting.

Jim Fitzgerald will contact Allstar electric for the evaluation and cost to fix our ramp light. He will also speak with Bob Riddle who did much of the work with Tom.

Carpet cleaning in sanctuary

- Received bid from Mike (Sexton) for \$600
- No planned action on this for now.

Enhanced maintenance – update by Howard

- RE area
- Floor cleaning and buffing
- Room dividers

Excellent progress was being made on the floors and accordion room dividers. The first test area in Conway came out great. A second area was done in the middle of Conway and resulted in tiles popping up at the corners. An experienced man from the janitorial supply company came out to look at the situation and said that due to age and the floor probably not being maintained properly over time, that the stripper weakened the glue. To repair we could try to inject some glue in the corners and place weights on them. In the meantime, he recommended we be very cautious with cleaning the floors even with a wet mop. We'll be looking at a runner or something to cover the tiles for safety.

Bottled water system in kitchen – update by Howard

The bottled water cooler was installed in the kitchen as a test. It dispenses both hot and cold water. The cooler is one that the bottle goes in the bottom for easy exchange of bottles. However, because the bottle goes in the bottom many of the potential users may not even realize that it is a water cooler! We'll put a water bottle in front of it so more people can figure it out.

Grease trap – discussion and consideration

We do need a new grease trap. Discussion was done to consider not having one at all and that does not seem a viable option. Having a plumber evaluate it and price installation of a grease trap that sits on the floor rather than one in the floor will be done by Reggie and Howard.

We also need a commercial stainless 3 sink table to replace our current one. Reggie said there is a used restaurant supply on 49th where we might be able to get one at a good price. Janet will work on this.

Rat control status

Rod Kreimeyer who has experience solving rat infestations has been working hard on our problem and we are seeing great success with no rats now being found in traps. Rod says we need some additional things such as door sweeps which he can get at Home Depot and Howard has already told Rod to get what he needs and told Rod to just use the UUSP phone number for tax exemption and to submit the receipts for reimbursement.

Rod has contributed significant time and resources to the project. In appreciation the Committee voted to give Rod a \$100 gift card as a Thank You.

ADA access for all gates

This will be postponed to a later date.

Vacuum soffit in Gilmore to remove termite wings (should be done prior to swarming season to see how effective last year's treatment was)

This will be assigned to Michael and Howard will let him know.

Those interested in meeting with WJA to select materials and systems for parking lot surface next 3 weeks

Janet asked to be included in this and will be.

Anyone know when and why playground dirt was built up?

No answer regarding this. Howard brought it up as the dirt is so much higher than the Little House and results in significant dirt being washed onto the paved area in rains. Laurie would be interested in seeing a community garden in the area. It might be desirable to lower the area so it all the same height and when the parking lot is done we might be able to take advantage of equipment they will already have there and maybe even have the dirt used on the parking lot.

New Business

Planting poinsettias

Several poinsettias are in the center courtyard left over from the holidays. Gay Breuler asked if we might plant them. The Committee chose not to do that due to potential maintenance issues of the plants.

Cleaning/clearing plantings around the ramp to Gilmour

Gay asked if she and a friend might clean and clear the plants around the ramp to improve the look. Committee said thanks and OK.

Camera system

This has been lightly discussed before as a way to improve our security. We will follow up on this later.

Sails for serving area in courtyard

Reggie proposed installing small sails to cover the servers on Friday picnics. The sails would extend approximately 10' from the wall and he believes he could secure them with 2 posts. Committee felt it was a good idea and Reggie will come back later with more details.

Adjourn