

The Capital Campaign

What we need to know – Document 1

High Priority Projects:

Dear fellow TUCW Congregants,

Over the past several weeks you may have heard that TUCW is exploring the potential of a capital campaign. The goal of this campaign is to raise money over the next three years to fix the many existing building issues that we have pushed off and patched up for far too long.

Attached is a brief description of **High Priority Projects** that need our attention. As you will see, many of these projects are interwoven. For instance, repairs to the roof will impact the skylight and the glass walls and even the floor. Some of these were built over 50 years ago and have never been maintained sufficiently. As you read this, think of your own homes and the importance of regular maintenance.

These repairs will be highly dependent on the amount of money we are able to raise. We are a self-supporting congregation and must count on ourselves to uphold this beloved community which is welcoming to all, supporting of faith formation, seeking justice and transforming lives – for us and for future generations.

Please take the time to learn about the condition our beautiful building is in. As time goes on, we will continue to provide information about all aspects of this project, but for now, just take the time to get to know this building a little better.

We welcome your questions and concerns.

Your Capital Campaign Team,

Kristen Leddy and Carol Seiple – co-Chairs

Mary Jane Cross, Catherine Onyemelukwe, Anita Pfluger and Rev. John Morehouse

Advisors – Kevin Leddy (Endowment), Mary Money (Stewardship) and John Turmelle (Facilities)

High Priority Projects for 2019 Capital Campaign:

Roof Repair–

The roof has two systems, a flat membrane covered section over the offices and back to the foyer and then an asphalt shingled sloping roof that completes the building. Work to repair the flat roof was done in 2017, so the proposed work is only for the sloped section, which covers the foyer and sanctuary and includes the skylight. This section of roof is constructed of asphalt shingles that have not been replaced since 1960. Heavy moss has grown on some parts of it holding high levels of moisture and accelerating the deterioration of the roofing system. Additionally, there are areas where shingles are completely missing. Both of these issues create a situation where water may damage the wood structure underneath the shingles. There is currently no insulation between the shingles and the interior wood of the sanctuary.

Skylight Repair –

The aluminum and glass skylight which runs the length of the church acts not only as a source of light but as a gutter system during inclement weather. The caulking has deteriorated, allowing water to enter both the sloped and flat roofs. The gutter system has never been cleaned. The glass is clear and single pane. Repair work would best be done at the same time as repair of the roof.

Interior Wood Ceilings –

The ceiling of most of the upper floor of the building is actually the exposed underside of the roof structure. Over the years it has become stained due to water damage. Sanding, cleaning and re-staining of the ceilings would be best done along with the roof repair.

Exterior Glass Walls –

All glass is glazed and single pane which has poor insulating properties during all seasons. Some sections of this glass are broken, and many of the sliding doors are inoperable. Replacement of these walls would also include work on the floor tiles, the radiant heating system in the floor of the sanctuary, the electric heating system at the rear of the sanctuary, and the replacement of exposed wiring and floor outlets.

A/C–

Initial work would provide AC for the sanctuary and the rest of the upper level of the building.

Interior Improvements –

Initial work would replace the carpet on the upper level. Other important work includes more invisible fixes – repair of a foundational wall crack, epoxy of the lower level floor, replace plumbing fixtures and smoke detectors, upgrade existing electrical panels, upgrade kitchen equipment, paint structural interior columns and CMU walls, repair casework and upgrade the main power source.

Interior Controls -

The first thing to be done is to replace all thermostats and heating controls. After that, we need to replace all light switches, electrical conduit and cover plates, and get some new interior light fixtures.

Exterior Improvements –

Highest priority would be to fully repair the parking lot and lanes on both sides of the church, as well as the walkways on the East side. Our entrance courtyard, ramp and stairs also need repair. Other items to consider are general landscaping needs and light fixtures at the street sign.