

Special Congregational Meeting Sewer Flood Remediation

February 25, 2018

Opening Prayer - Jeff G. opened the meeting with a prayer

Review of Situation:

- The sewer flood occurred on the evening of January 30, 2018 and an estimated 40,000+ gallons of sewer water backed up into the lower level due to a failed pump at a construction site to the north on Mt Read Blvd. National Vacuum was called in to help late that night with pumping out most of the water.
- Initial cleanup was done on January 30th and 31st and included: removal of remaining water, removal of contaminated items, clean & disinfect floors, clean kitchen thoroughly, repair small boiler, replace small hot water heater, replace burned out sump pump, elevator inspection, service sewer line check valve, and a second cleaning and disinfecting of the floors.
- Additional assessment of the situation occurred between February 5th and 9th. We met with the insurance adjuster and two potential remediation contractors. We learned that there was moisture in and behind the drywall, in and behind the paneling, and behind the vinyl floor moldings. Also some floor tiles are coming loose. On February 8th, the Hub decided to close the lower level and the process of removing items started the next day. We notified groups that were planning to use the space and helped replan meeting locations. We also continued to work on refining the quotes from the mediation contractors.
- During the week of February 12th to the 16th, we received approval from Church Mutual to proceed with mediation and we selected Servpro to do that work. Asbestos testing was done as a first step, and we found out that the mastic used in Fellowship Hall and the kitchen had asbestos in it. Two large storage containers were brought on site and placed in the parking lot and Servpro
- During the week of February 19th to the 23rd, remediation work continued: cabinets were removed, drywall and paneling was removed, priming and disinfecting was performed, dryers and air filters were used to reduce the risk of mold. We received insurance approval to proceed with the asbestos abatement. An application for the abatement was filed with New York State, and there is a 10 business day waiting period before work can begin. The abatement itself is expected to take about 10 days to complete. During this week we also received quotes for new vinyl tile flooring and started evaluating potential improvements to the kitchen area.

Next steps:

- The major tasks still to complete are: asbestos abatement (approximately March 6-20), wall reconstruction, new flooring installation, kitchen reconstruction, and return items from the storage containers. Our goal is complete most areas by the end of March, but the kitchen may be 3-4 weeks later.

Congregational Authorizations:

- Due to the size of the contracts, we need congregational approval in order to formally proceed. Nearly all of this work will be paid for by insurance money, but the congregational approvals are still needed.

- Authorization for remediation services:
 - Motion: To authorize Servpro to conduct demolition, drying, and sanitizing as part of the sewer flood restoration consistent with quote 2018-02-06 1506 revised 2/12/2018. Cost not to exceed \$50,000 with the expectation that work will be billed directly to Church Mutual.
 - The above motion was made, seconded, and approved.

- Authorization for abatement
 - Motion: To authorize Servpro and their subcontractor(s) to perform asbestos abatement as part of the sewer flood restoration consistent with quote 2018-02-06-15061 revised on 2/19/2018. Cost is not exceed \$40,000 with the expectation that the work will be billed directly to Church Mutual.
 - The above motion was made, seconded, and approved.

- Authorization for reconstruction
 - Motion: To authorize the HUB to enter into contracts to complete the reconstruction of the lower level of the church. The majority of the expense for this will be covered under the Church Mutual insurance, but due to our deductible and depreciation, up to \$10,000 of Capital Campaign fund may be used.
 - The above motion was made, seconded, and approved.

- Discussion of potential kitchen enhancements
 - We have the opportunity to make kitchen enhancements while the other reconstruction is under way. Items being considered are: a redesigned layout for the corner sink, new faucet for the triple sink, upper cabinets to match the lower cabinets, better dishwasher, etc.
 - Since these are enhancements, there is no insurance coverage to pay for these items.
 - HUB has authorization to spend up to \$25,000, and we are seeking input regarding the potential use of Capital Campaign funds for these enhancements
 - Congregational input was generally positive, although some concern was expressed about not using too much of the Capital Campaign funds. A concern was also raised about the condition of the sanctuary carpet (as a potential safety issue) and it was requested that the priority of that project be raised.

Other Property News:

- Parking lot light has been repaired. Did not need to bury a new cable!
- VRF unit damaged. We are evaluating options regarding coil repair vs. unit replacement. There is a potential deep discount on a new unit, but we need to work through the insurance coverage.

Adjournment

- Thank you! Thank you!
 - Property Team
 - Volunteers
 - Congregation

Closing Prayer by Pastor Aileen

Respectfully submitted,
Judy Webster, Secretary