

Capital Campaign Project Update to the Congregation – Sunday July 26, 2026

Good morning. I am going to provide an update on our projects. First a brief history. Last fall the council asked the congregation to support this campaign which included four primary projects with a \$196,000 goal. The projects included a new air conditioning system and new carpet for fellowship hall, remodeling all four restrooms to make them ADA compliant, and an inspection/repair of the windows in the back of the sanctuary. As you know, with your support and through your generous contributions we raised \$212,000, exceeding our goal.

In early spring it became clear that the windows at the back of the sanctuary had serious issues. In fact, the architectural window at the top had dropped out of place exposing a gap between the glass and frame. We at once had a contractor inspect and address the concern to ensure the window was safe and secure. After this inspection and temporary repair, it was found that we had a serious water intrusion issue that had caused structural damage to the wall. The extent of the damage is difficult to know with certainty. We got bids to repair the damage to the east wall. The bid from Tooth and Nail Builders was \$112K which included replacing the windows. This was far greater than the \$10K we had budgeted for our campaign.

In April after getting bids for a new air conditioning unit for Fellowship Hall, the property and grounds team approved moving forward with a bid for \$16K from Lakeland Heating and Air Conditioning. That work has now been completed.

On May 17th we had a congregational meeting to discuss the capitol projects and how the window issues would affect moving forward. At that meeting it was decided that we still support all the projects but would need to prioritize the window concerns. The congregation asked that we inspect the rest of the windows to figure out any further repairs that might be needed.

After a recommended moisture test, Tooth and Nail did a comprehensive inspection of the entire exterior of the building. It was found that the windows in the sanctuary behind the altar (west wall), had similar issues but had not deteriorated as severely. There were more areas of concern where there is evidence of water intrusion. Specifically, the belltower and the metal flange over the windows that have failed. These serious concerns are all found in the sanctuary part of the building. The Fellowship Hall part of the building has no serious issues. We received a bid of \$229K from Tooth and Nail to

replace the windows on both the east and west walls of the sanctuary. This bid does not address the water intrusion issues on the north and south wall. We have asked Tooth and Nail to give us a bid to repair all four walls of the sanctuary with more exterior options other than stucco. We should have this bid in about four weeks.

Members of the property and grounds team met with the City of Afton building inspector to better understand the requirements for making our restrooms ADA compliant. We were told that we would not have to make all the restrooms ADA compliant if we remodeled. We really have a couple of options. First, after the inspector took measurements, he felt we had enough space in our existing restrooms upstairs to add an ADA compliant handicap stall to both restrooms and keeping the stall/urinal count we currently have. The second choice would be to add an individual-use family-style restroom if we could identify an acceptable space to use. The inspector would partner with the architect to make sure whatever plan we preferred met the building code requirements for existing buildings. This was great news to hear.

In June we had a company do asbestos testing of the tile and glue to determine if there were any potential issues related to replacing the carpet in the Fellowship Hall and to the sanctuary doors. It was found that there is asbestos present in the tile and glue in Fellowship Hall (tan tile/black mastic). No asbestos is present in the tile and glue in the area from Fellowship Hall to the sanctuary doors (grey tile/yellow mastic). These findings may require asbestos mitigation if the tile/glue is disturbed when the existing carpet is removed in Fellowship Hall.

We will be putting together a capital finance team in the coming weeks as we prepare for our next steps.

Property and Grounds team:

Elise Winter, Karen Tangen, Cheryl Mackereth, Gary Palmen, Bob Chezik,
Greg Hayes, Jerry Engebretson
Cathy Muckala – Keeps our online project document updated

Jerry Engebretson, Council President