

**First Covenant Church  
Capital Projects 2022**

Arborist Phase 2	\$ 24,000
Fireside Room Window replacement	\$ 14,000 16100
Exterior Dry Rot repair and painting of entire main building	\$110,000 125600
Safeway Stair replacement	\$. 40,000 46000
Exterior Lighting repairs and enhancements	<u>\$ 20,000 23000</u>
 TOTAL	 \$208,000 211600
	(with contingency)

**Arborist Phase 2: \$24,000**

Goal: Continuation of this project to address safety and security issues on the property from over-growth, beetle infestation, and poison oak. (This is a 2-phase project).

Tree and groundwork have been identified including 3 beetle infested Monterey pine trees which need to be taken down, poison oak bushes located close to the upper playground whose leave blow onto the area where children play and pick up the leaves, cutting back growth that is too close to the buildings, thinning and cutting trees and brush that are fire fuel and unsafely close to buildings, block sight lines, and create a hazard. This work is also part of the fire abatement which is required by the City of Oakland Fire Department. The work will be completed by a certified arborist.

**Fireside Room Window Replacement: \$14,000**

Goal: Replace existing casement windows which are non-functioning.

Replace 4 non-functioning casement windows and 8 fixed windows on the lower row of windows in the Fireside room. The existing casement window mechanisms are not replaceable.

**Exterior Dry Rot repair and painting of entire main building: \$110,000**

Goal: Repair Dry Rot including fascia, scrape, and paint the entire main building including sanctuary and gym.

After many years of sun and other natural element damages, particularly seen on the south side of the main building, this project will address underlying dry rot issues and will be finished with a new coat of paint. (same color). Metal Railing throughout the property is included. Pricing includes all labor and materials necessary to complete the work including scaffolding and a lift.

**Safeway Stairs Replacement: \$40,000**

Goal: Replace the existing stairs between FCC and Safeway with permitted, concrete stairs and proper railings.

The current stairs are railroad ties that allow direct access to Lincoln Square. These stairs are in disrepair and hazardous to anyone using them. FCC has obtained bids to replace these with concrete and proper railings. FCC will be discussing the project with Safeway Corporation who owns Lincoln Square for possible sharing of the project and costs associated.

#### **Exterior Lighting Repairs and Enhancements: \$20,000**

Goal: Repair and enhance exterior lighting throughout the campus for improved visibility at night and better overall safety with adequate lighting.

There are a number of existing light fixtures on the ground and mounted on the buildings which are not working and in disrepair. There is also a need to additional lighting to address dark areas which allow for potential danger to the community and will act as a criminal activity deterrent.

#### **First Covenant Church Completed Capital Projects 2021**

Admin Building A/C	\$12,000
Monument Sign Upgrades	\$13,000
Additional Re-key costs	\$10,000
Arborist Work Phase 1	\$19,000
Bird Hazardous Material Removal	\$12,000
Campus Signage Phase 1	\$15,000
Roof Repairs	\$15,000
Touchless Bathroom Sink Upgrades	\$ 3,000
New Keys	\$15,000
Bollards	\$ 2,650
Parking Lot Slurry Seal	\$55,000
Treehouse Expansion into Nursery and Toddler Rooms (on hold)	\$20,000
 TOTAL	 \$191,650

#### **Administration Building New A/C Unit: \$12,000**

Goal: to replace the north A/C unit, which the Facilities Board recommends, with a new unit, and to upgrade conduit to properly support the unit.

Conducted repairs to the existing units for the Administration Building. Also addressed and tested the main HVAC unit for the sanctuary. Completed by ICOM Engineering May and June 2021.

#### **Monument Sign upgrades: \$13,000**

Goal: Improve the visibility of the street level monument sign.

Installed some white inserts into the cutout letters of the existing sign. Completed by Martinelli August 2021.

**Additional Re-key costs:** \$10,000

Goal: complete the updated lock and key project.

All replacements of essential door hardware, corrections of cylinder issues, and a few other lock related issues that were direct safety and security issues on interior, exterior, and fire doors have been completed October 2020.

**Arborist work:** \$19,000

Goal: Address safety and security issues on the property from over-growth and fallen trees that have been deferred for many years. Phase 1 work completed by Elite Tree Service July 2021

**Bird Hazardous Material Removal (Bird Droppings):** \$12,000

Goal: remove and eradicate the excessive bird droppings on the exterior south side of the sanctuary building (and partially on the gym side). Work completed by Birds Away April and May 2021

**Campus Signage Plan:** \$15,000

Goal: Improve wayfinding signage for the interior and exterior of the campus to be more informative and welcoming for all visitors.

Phase One, schematic design, which includes the development of a comprehensive list of signs needed including sign types and locations, is complete by Square Peg and presented to the Facilities Board. The next step is for a Campus Sign Advisory Committee to review the design options and make a recommendation to the Facilities Board. This will lead to Phase 2, Design Development.

**Roof Repairs:** \$15,000

Goal: do necessary repairs to the roofs of gym and sanctuary buildings. Review and clear roofs for all buildings. Complete by Sierra Roofing June 2021.

**Touchless bathroom updates:** \$3000

Goal: to reduce high touch points in the main restrooms. These upgrades include touchless soap and towel dispensers. Installed by Superior Plumbing Nov. 2021.

**New Keys:** \$15,000

Additional expenses related to the re-keying and new locks installed on the entire campus that were not incorporated in the existing budget. Completed by May 2021.

**Bollards:** \$2650

Goal: to provide deterrents from dumping and graffiti in the lower parking lot, and to securely close the main driveway overnight to deter security risk behaviors and intrusions that had been occurring because of the quiet campus during the pandemic closure.

5 Bollards were Installed by America Asphalt November 2020.

**Parking Lot Slurry Seal:** \$55,000

Goal: resurface lower parking lot, repair driveway up to Greenhouse, Slurry Seal the entire parking lot. Work Completed by American Asphalt September 2020.

**ON HOLD**

**Treehouse Expansion into Nursery and Toddler Rooms:** \$20,000

Goal: to expand the capacity of Treehouse Preschool by utilizing the Toddler and Nursery rooms in the main building of FCC. This project remains in hold.