

From the Desk of the CHS Buildings and Grounds Committee - July 2020

Brenda and I accepted the roles of co-chairs of Buildings and Grounds in September 2019 before Father Adam's departure. We initially did a walk around our campus with Adam+ and with Wayne Currey, noting both its beauty and the accumulation of necessary repairs and restoration needed, both in our buildings and landscape. As noted in the annual report, we have focused on three major projects since September.

With the guidance of Nat Goddard, the **Solar Energy** Committee compared proposals and sites last fall and chose MyGeneration. The solar field is scheduled to be installed this August on the hillside between the rectory, the playground, and the parking lot. CHS has received diocesan approval and support for this project and will be saving approximately \$20,000 annually for the next 20 years.

One of Adam's+ most urgent requests was that we assess the **HVAC systems** and develop a plan for replacement and/or repair. Several of our boilers are operating well past their life expectancy. Dave Blanchet, with the help of several outside contractors, is currently mapping out our facility and working on a plan for the Building and Grounds Committee to study before making a recommendation to the Finance Committee. Dave has been volunteering his time assisting with maintenance and repair since September.

During the time that Debra+ and John lived in our **rectory**, they discovered the need for some minor repairs which Tony Johnson, our weekend custodian, was able to complete handily. We also conducted extensive environmental cleaning of both the rectory and the rector's office in the church. The air in both the rectory and the office will be in excellent shape when we call a new rector.

Then the pandemic hit, and we were instructed to close the buildings to all, except employees of CHS. What to do?

Our executive committee applied for and received a government Payroll Protection Plan (PPP) loan, that would be forgivable if our payroll remained constant. Without regular services and meetings to prepare for and clean up after, Wayne and Tony would have had little to do. Instead, we started to explore using their talents and tools to complete a myriad of tasks and repairs that could have cost the church thousands of dollars if we had paid outside contractors their hourly rates.

To date, Tony and Wayne have repaired all exterior doors, sealed them, and painted them a beautiful Hamilton Blue. They have installed new brass kickplates where necessary. Much of the white trim around the exterior doors has been repainted as have all of the metal hand rails around the campus.

The floor in the church has been painted its original Cranberry Red. The kneelers have been repaired, new slides placed under the legs, and the hardware tightened. In addition, they re-stained and sealed many pews and woodwork areas that were heavily scratched and worn but kept the old patina look.

They've washed windows, mowed lawns, cleaned gutters, and completed all the regular tasks, too! Our fervent wish is that you will all find the campus a bit fresher and more inviting when we are able to gather there once again.

I have been asked by some, hearing grumblings from others, "Are we spending dollars like we have a golden goose?" **My answer is, "Not at all!"**

We have been fortunate to have a pair of skilled hard workers who have been able to perform needed repairs and restoration at their normal salary, with some of that being supported by the PPP loan. We have leveraged our normal parish repair, maintenance and capital improvement budgets with this PPP loan.

This has allowed us to bring our campus back to its former beauty and safety – our prime mission as explained to us by Father Adam.

We now have another project--the restoration of Galley West. The Community Preservation Commission and the Town of Orleans have approved a grant for \$132,000 that will be used to reimburse us as we pay contractors to stabilize and restore this historic building, protecting the invaluable Vernon Smith mural and the home of our first Rector, Richard (and Florence) Kimball. Our project was approved at Orleans Town Meeting in June, and we will be moving forward on this restoration project shortly.

If at any time members of our congregation have questions about what we are doing, why we are doing things, and with what resources, please contact us directly.

Peace

Brian & Brenda Ridgeway