

Facilities year-end report 2023

December 18, 2023

Earlier this year, following a two-year application and submission process with the Texas Historical Commission and the National Park Service, St. Martin's was officially listed on the National Register of Historic Places. This designation gives the Facilities Committee added impetus to keep our beautiful mid-century modern building well maintained. It also gives us the tools we need to apply for historic tax credits when we have a looming big-ticket maintenance project.

Among the committee's accomplishments in 2023

- **Contracts:** We worked with Katherine Lutter to revise and update maintenance contracts with various HVAC, filter maintenance and plumbing vendors to get on regular schedules.
- **Plumbing:** We handled various plumbing issues, from large to small, with our aging pipes. The largest project—installing a grinder pump in the plumbing line that connects to the city's pipes under Nueces St. --will continue into 2024, as we wait, along with our contractor, for the city engineer to respond on a one-manhole or a much more expensive two-manhole requirement. Many small projects, including clogged toilets, sinks and leaks, were handled by Mop & Hammer volunteers and Essic Williams, our building manager. More involved projects required service calls from our plumbing vendor.
- **Electrical:** We dealt with a variety of vendors to tackle lighting, sound, and other electrical issues. Light bulb and ballast replacement is a constant chore that is mostly handled by Mop & Hammer members. Larger issues include tracking non-functioning Mall outlets and lights throughout the building, sourcing bulbs and ballasts for some of our 60+-year-old fixtures and working with Eddie and the music staff to keep sound and video wiring routed properly.
- While we have not tracked a dollar amount, the Facilities efforts with its companion Mop & Hammer group have combined to save the church literally tens of thousands in 2023 maintenance costs.

Looking ahead to 2024

- I have been asked by the incoming Council president to continue in my leadership role as head of Facilities. Bill Grosskopf has agreed to serve as vice-chair of Facilities and the point person for Worship Park redevelopment and overseeing of HVAC and major plumbing issues and contracts.
- **Worship park:** We anticipate clearing out the bathroom/storage building in the worship park if and when the West Avenue property sale is complete. We'll find space in the garage for the tables, chairs, shelving and gardening tools now stored there and will dispose of excess inventory. Communication with our committee will be a key to working with leadership and staff to develop a plan for a new storage facility and bathroom if needed for future church activities in the park.
- Current lack of maintenance has caused significant erosion to retaining walls in the Worship Park that must be addressed to keep the park usable.
- Per the Manual of Operations, we intend to conduct a photographic and/or video inventory of the church building and its contents for insurance purposes.
- **Parking Lot:** Clear communications with the committee dealing with DMA will be critical as they devise their plans for senior housing on the parking lot site. Issues of interest include: developing temporary alternate parking sites for congregation members during construction; working with the developer if and when construction encroaches on the worship park; deciding

if and how to open the worship park to project residents; and maintaining worship park landscape and hardscape during construction.

- Dumpsters: The committee has studied the issue of dumpsters behind the gym area, used daily by church and school staff. We agree that the receptacles should be enclosed for safety and esthetics. We have submitted a plan and budget for your review, and hope to complete this in 2024.
- Funding and replacement of fluorescent tubes and ballasts in the Sanctuary down lights needs to be implemented. There are 14 hanging lights, 28 dimmable ballasts and 56 twin-tube fluorescent bulbs to replace with LED's, in very high places in the Sanctuary.
- A major survey of electrical systems needs to be completed with labeling all circuits and outlets, deleting abandoned circuits and mapping electrical boxes. In some areas of the building this has not been surveyed since the '60's, and there is only one working light bulb on the Mall at ground level.

Respectfully submitted,

Bob Daemmrlich