

Proposed Capital Projects – June 5, 2016 Congregational Meeting

Background

- The Bylaws of the Congregation require Congregational approval of aggregate capital expenditures exceeding 5% of the total annual operating budget.
- The Congregation approved in its January meeting expenditures of up to \$675,000 and a 5% contingency for the renovation of the existing parking lot.
- Approval is now being requested for the following three capital projects.

Proposed Projects

New Piano

It is proposed to spend up to \$89,100 to purchase a Steinway Grand piano for the Phifer Sanctuary. The present instrument is increasingly fragile and requires constant maintenance to be serviceable. The new piano will allow expanded music program possibilities, and will be funded by special congregant contributions and funds in the Organ Fund. It will be christened the Geisenhainer Piano.

New Air Conditioning Chiller

It is proposed to spend up to \$65,900 for a new air conditioning chiller (the large unit behind the fence as you exit the west door behind the Sanctuary). This item was identified as a priority item in the Capital Replacement Project in 2013. The present unit is not reliable, is energy inefficient, and cannot operate at capacity. This project will be financed through the mortgage refinancing.

Renovation of Drain Field along South Wall of the SGD Wing

It is proposed to spend up to \$60,000 for the complete renovation of the drain field along the south wall of the SGD wing, including rebuilding the existing retaining walls. In 2014 we began to experience water ingress, primarily into the Marley Room. The resulting mold has made this room (and recently the Anthony Room) unusable for classes. This project will address this problem and be financed through the mortgage refinancing.

Capital Replacement Status

- The Capital Replacement Study identified investment requirements of \$1,234,000 over the period of 2015-2024. (The new piano was not included in the study.)
- Approval of these projects, in conjunction with the previously approved projects, will result in the completion of \$833,200, or 68%, of the identified requirements. The remaining \$400,800 identified, or 32%, will be completed over the next 8 years.

Motion

The Congregation approves expenditures of up to \$215,000 for the new piano, new air conditioning chiller, and the renovation of the drain field along the south wall of the SGD wing.