

Chapel Hill Friends Meeting

Buildings & Grounds (B&G) Annual Report for the 2019-2020 Fiscal Year

Responsibilities

- Monitor the conditions of the meeting house and property
- Schedule workdays to engage Friends in the care of the meeting house and property
- Assess need for professional or extensive work and recommend same to MWAB
- Oversee professional work
- Oversee use of the meeting house and school
- Recommend applicants for the position of meeting house resident
- Oversee the meeting house resident's activities
- Work closely with meeting house resident

Activities

Meeting House

- Although most of the meeting room renovation was done during the 2018-19 fiscal year, the last project tasks were completed in this fiscal year. These included:
 - Wood floor installed, replacing the carpeting
 - New ceiling installed
 - Chair rail and new crown molding installed
 - Meeting room painted
 - Valences with dimmable LED "ropes" installed on the north and south walls of the meeting room
 - "T-Coil" system installed to boost audio for people using hearing aids; however, optimization of the system continues
 - Power door opener installed on the side door to the foyer
 - New key pad lock installed on the side door to the foyer
- In July, we received the occupancy permit that allowed us to resume worship in the meeting room following its extensive renovation. The meeting room was arranged to provide easy access to chairs, "parking" areas for walkers, bench sitting sufficient for the worshippers expected on most Sundays and egress that complied with fire regulations.
- The roof on the meeting house was re-shingled in December.
- The elevator failed state inspection in December because the annual hydraulic system pressure and relief valve tests had not been done. Both tests were completed within the six week grace period. The inspector did not require us to remove the elevator from service during this period.
- In January, Peace and Justice reported the radon level tested in the residence's apartment was 9 picocuries per liter (pCi/L) and above the action level of 4 pCi/L. B&G contracted with First

Choice R&R Radon Remediation which installed a system to continuously remove any radon gas evolving below the building pad. Daily monitoring results over a month confirmed the system was effective, reducing the radon level to a range of 1.6 pCi/L-2.2pCi/L.

- A holding case for an Automated External Defibrillator (AED) was installed in foyer. M&W arranged for the AED purchase which was charged to B&G. The B&G budget was increased by \$2,000 to cover the cost of the AED and the case.
- A noisy air handler condensate pump in the downstairs common room was replaced. However, general sound abatement – within and between downstairs rooms - is still needed. Effort thus far has not succeeded.
- On a Saturday Meeting Workday, the following were done:
 - Windows cleaned
 - Meeting room and benches dusted
 - Closet under the stairs organized
 - Unneeded stuff disposed
 - Outside leaves were raked

Meeting Property

- Around August, a sink hole formed on the grassy side of the driveway apron that provides access from the parking lot to back side of the school. Carolina Friend School (CFS) filled the sink hole. This month (June), another sink hole formed near the concrete pad on which the garbage and recycling bins are stored near the driveway apron. CFS will address.
- In December, Bartlett Tree Experts removed a dying elm which stood near the access to the UNC parking lot. They also pruned several trees in front of the meeting house.
- Don Hopper continued monthly care of the memorial garden

General

- B&G presented a forum in January updating the meeting on the status of its various projects/efforts. B&G expressed its intent to focus on property maintenance and oversight of projects per the description of the committee in the Directory and not continue leading the scope definition and/or design of projects as it has done in prior recent years. Ad Hoc committees, on which B&G may participate, should define, develop and gain support for future renovation projects.
- Richard Miller and Bob Durovich became co-clerks as Don Hopper stepped down from committee service. However, Don's service continued. He arranged, oversaw and did work to complete the meeting room renovation project. He continues caring for the memorial garden and advising Bob and Richard.

Projects under discussion/consideration involving buildings and grounds (all led by Ad Hoc committees or individuals)

- Solar panels on the meeting house
- Renovation of the library, foyer, 1st floor bathroom and outside entrance
- Electronic system to connect people worshiping remotely with those worshiping in the meeting room

Other

- Water cost are on a three year trend upward & requires investigation
- Since mid-March, COVID-19 has necessitated curtailing use of the meeting house and school for worship and meetings. The resident has continued living in the resident's quarters. He has watched over the meeting house, school and grounds during this period, addressing issues or needs when they arise, or engaging other people if needed.
- Committee membership: Richard Miller (co-clerk), Bob Durovich (co-clerk & new member), Wendy Michener, Tom Smith, Dottie Heninger, Bill Cleaver, Dave Schneider, Kurt Hein, Brad Kershner, John Hite (resident & ex officio member)

Respectfully,

Bob Durovich, co-clerk, for the B&G Committee