

2023 House & Garden Annual Report

There has been much activity this past year in the maintenance and upgrading of systems at both the Church building and the Religious Education building. They are as follows:

1. Updated Fire Alarm system for the Church Building completed in March 2023. I am presently following up with the Hinsdale IL Fire Department to determine that all i's have been dotted and t's have been crossed.
2. Repair & replacement of stonework on the west face, lower level at lower-level entry of the Church building was completed in May, 2022, but we should review communications provided about additional masonry work that should be done but we have not addressed to date.
3. Upgrade of electrical service for the Religious Education building **almost** complete. We are waiting for ComEd to disconnect and reconnect into the building. ProElectric is to receive communications from ComEd of when to expect this work to be done. It was recommended that we have bollards installed in the parking lot to protect the exterior box from accidental damage to the building and electrical service.
4. Religious Education Elevator/Lift repair completed in April 2023
5. COMPLETE disconnection of natural gas to Religious Education building would come from the replacement of the hot water heater from gas to electric.
6. Purchase of Solar Panels on Religious Education building's roof. We are waiting for repairs of Solar Panels on Religious Education building's roof to be completed by an outside contractor, RETHINK. RETHINK was the selected vendor by Hawk-Attolla LLC, who had provided and installed the solar panels.

1. New Fire Alarm System

The new Fire Alarm System was completed in March, 2023. It was a long process due to the byproduct of the pandemic, shortage of product and shipping issues. The Village of Hinsdale was getting upset with Illinois Alarm and the Unitarian Church of Hinsdale due to the lengthy timetable for this project's completion. Illinois Alarm Systems, Inc. (IAS) is our current vendor and will continue for annual maintenance and service calls. We brought our fire alarm system up to date with current building codes. I am currently following up with the village to determine if our project is OFFICIALLY complete. I saw today that Illinois Fire Alarm is issuing additional invoices for their services. It was my understanding that we had prepaid for this project, so I do not understand any additional invoices or fees. We will need to review prior to payment.

2. Masonry Repair on West Face of Church & Recommended Tuck Pointing on balance of facility

We awarded the project to Central Building & Preservation at a cost of \$10,680.00. This work was completed in Mid-May 2022. It was recommended that we should plan to have the entire building tuckpointed. These costs would be approximately \$65,000.00.

3. Electrical Upgrade for the Religious Education Building

We were lucky to have a mild winter this past season. Previously when the cold weather was extremely cold for a long period of time, we were unable to have all Mitsubishi units running at the same time without causing an overload of the electrical system. We had contracted with ProElectric Inc. at a cost of \$29,450.00 in April of 2022. There was an expected long lead time for the electrical panel. It was expected to arrive in October, 2022, but didn't arrive until March, 2023. I repeat, we were lucky to have a mild winter this past season. This work upgraded our power from 225 amp to 600 amp. This contract included new electrical panels but excludes costs for permits (\$1,768.95) and ComEd upgrades if needed (not anticipated to exceed \$2,500.00). In the scope of work, we had ProElectric include electric baseboard heating to lower-level restrooms for Church and Religious Education buildings at costs of \$7,925.00.

We are currently planning to replace the gas hot water heater in the Religious Education Building with an electric hot water heater. Research being done for costs.

ProElectric recommended that we have bollards installed in the parking area to protect the new electrical system. Research being done for costs.

4. Upgrade to Lift/Elevator at Religious Education Building

Per a notice we received from Garaventa (manufacturer of our lift) the current lift at the RE building needs to be updated or replaced. We have not addressed this proposal to upgrade the lift to date. All-Types Elevator, our current vendor and inspector, recently removed lift door at street level, ground it down so it will swing freely and make contact when door is closed to engage for operation. This work was recently completed in April, 2023, at the cost of \$2,310.00.

We are required to have lifts and elevators inspected on an annual basis for certification of operation. This was completed in March, 2023.

5. Changing from Gas to Electric Hot Water Heater at RE Building

We are currently working to have our hot water heater in the Religious Education Building converted from gas to electric. We have been paying approximately \$50.00 per month for heating the water in the building with gas. This water is only furnished to the restrooms. Dave May has done research into costs and delivery of electric hot water heaters. The price range (for heaters only, not including delivery) was \$402.00 to \$889.00. Price appears to be dependent on length of warranty and other features. Proposal we had received from Robert Bair Plumbing, the cost of a 40-gallon tall electric hot water heater was \$1,648.32. This price included the draining down and removal of the existing hot water heater. From recent personal experience, we should include the removal of old heater, We are still working on the cost proposal for this project.

6. Purchase of Solar Panels on RE Building

The Unitarian Church of Hinsdale purchased the Solar Panels on Religious Education building's roof for \$6,000.00 at the end of January, 2023. The terms of the agreement were to take place in January, 2023. Per the roof inspection provided by Hawk-Attollo LLC, we are waiting for the repairs to be completed by RETHINK, a vendor Hawk-Attollo LLC, had contracted for the repairs. UCH purchased the panels and related equipment from Hawk-Attollo LLC.