St. Nicholas Orthodox Church
Special Parish Meeting
August 8, 2021

The purpose of this set of slides is to allow parishioners to familiarize themselves with who dedicated time and effort on the building committee, share what council asked that committee to research, assess and recommend, and provide data on the renovations prior to the Special Parish Meeting on Sunday, August 8, 2021.

It is the hope and prayer of Church Council that the effort and thoroughness of this body of work is fully appreciated by St. Nicholas Parish.

The Church body needs your attendance and support on August 8, 2021. Your sponsorship will make the difference in bringing our beloved properties back to their full Glory.

The Church Council and Building Maintenance Committee need your trust that every decision thus far and forward is made with same thoroughness and thoughtfulness.

St. Nicholas can not do this without all of us working together in support.

Building Committee Introduction

Members: Paul Bezbatchenko, Mike D'Fantis, Steve Kuzemchak, Lori Kochan, Mia Rohweder

Steve K has many contractor contacts because of his Facility Maintenance management for JoAnn's, his guidance and personal contacts were invaluable to this process

Paul B has prior Council, President and Engineering experiences bringing a level, unbiased and logical point of view. Paul met many contractors on site during the days as remaining members have daytime work requirements

Mike D'F quickly became the google docs secretary organizing all incoming quotes and mathematician of multiple quotes. Mike brings his engineering experiences to the group.

Lori K as President and an educator - multi tasking abilities provided much direction keeping the team on track and our eye on the big picture.

Mia R as VP and an engineer - organized quotes attempted to keep the committee on track, managed meeting minutes, researched new opportunities on new materials and worked with some contractors on obtaining quotes

Completed Maintenance Projects

Projects completed thus far, executed by Church Council.
All projects fell under needed maintenance or potential insurance mitigation or risk.

Maintenance / Insurance Items completed to date:

A. Removal of Picnic Pavilion on the North upper hill

There were large holes in the roof. The beaming was riddled with holes pecked by animals. The structure was not sound and removal was needed to ensure so no accidental harm occurred to any wondering people on property.

B. Removal of 4 trees surrounding the parish home

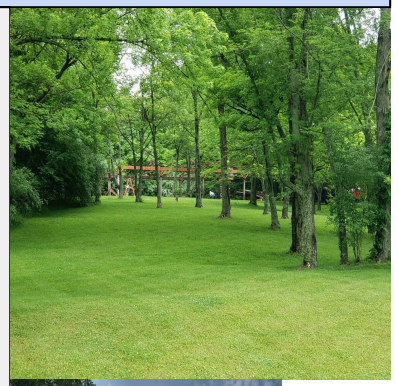
There was a dead tree in close proximity to the NW corner of the home. There was an extremely large tree directly E of the 3 season room which roots have encroached upon the structure and 2 additional pine trees adjacent that were in danger of falling.

C. Removal of the 3 season surrounding deck.

Deck had become damaged by the surround tree and had been refinished too many times now showing rot beyond repair.

D. Retrofit high back of Ballfield Bleachers

Bleachers are too high for insurance standards and has been identified as a candidate for either removal or retrofit to comply. Bleachers have been retrofit to conform to standards.



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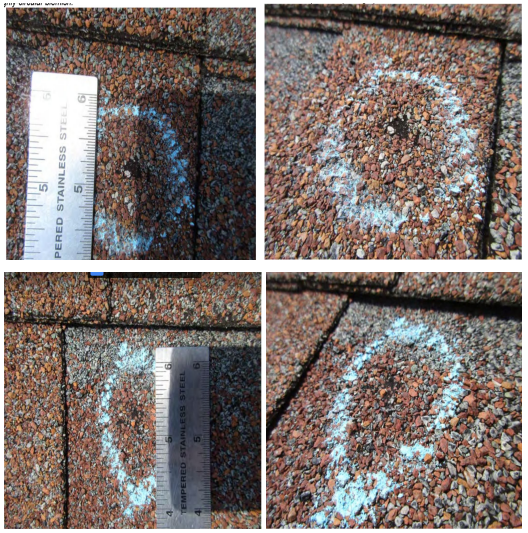
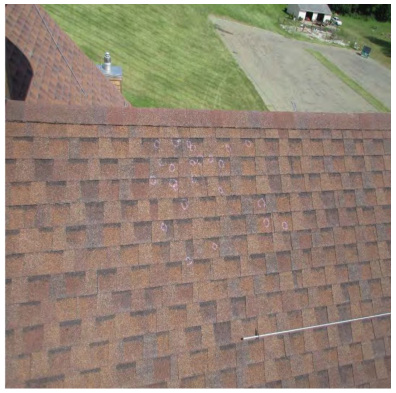
Scope of Work | Table of Contents:

- **A. Church Building**
  - a. Roof
  - b. Fascia/Soffit
  - c. Cedar Shakes
  - d. Dome
  - d. Window / trim
- **B. Church Steps & Ramp area & Rails**
- C. **Maintenance Building:** Roof, downspouts, repairs
- D. **Picnic Pavilion:** Roof, Soffit/Fascia repair
- E. **Pole Barn:** Roof, Vinyl Siding, Sealing Soffits
- F. **Parish Home:** Drainage, Concrete patio and walks
- **G. Parking Lot Refurbishing**
- H. **Additional items:** (being researched for renovation and improvement)
  - a. Banquet Center - Portico fascia
  - b. Banquet Center - Damaged Gutter corner
  - c. Parish Home Chimney leakage
  - d. Parish Home 3 Season - Refinish exterior and seal access to below
  - e. Vinyl Fencing around Treatment plant
  - f. Electrical access at Picnic Pavilion
  - g. Improved Parking Lot and Drive Lighting - Dark Sky approved
  - h. Vestibule Drop Ceiling - peeling ceiling, and Duct Cleaning



Roof Shingles have hail damage

To be replaced with a 40 year warranty dimensional shingle



Soffit surfaces and beaming

- Damaged by weathering
- Damaged by hail

To be replaced by AZEK pvc product
Paint matched to newly installed aluminum soffit

Cedar shakes

- lost their protective coating,
- been damaged by weathering and animals,
- been damaged by hail.

Shakes will be replaced by a Vinyl staggered Shake

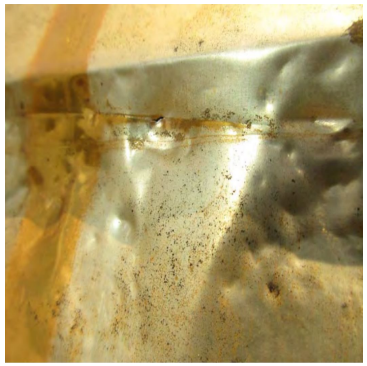
Gold Dome has been damaged

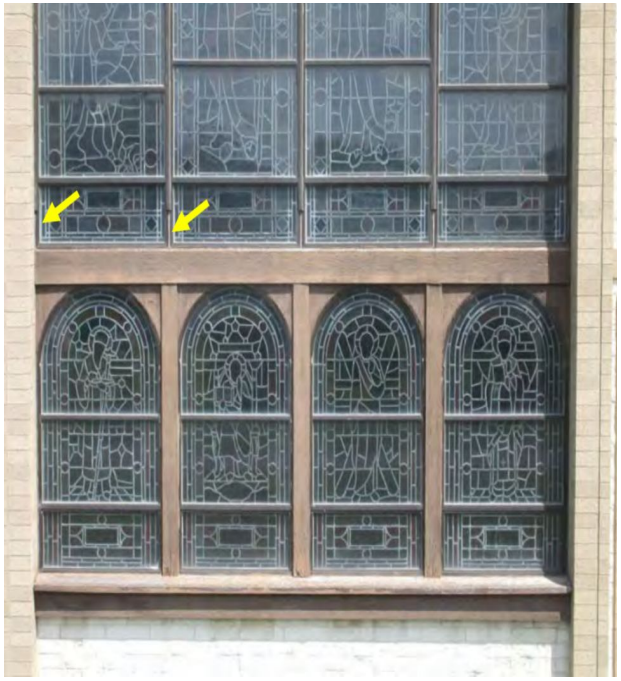
- By UV rays on last application of gold coating
- By hail damage

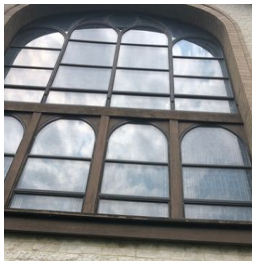
To be repaired with a Titanium SS product

Expected Longevity is 35-40 years

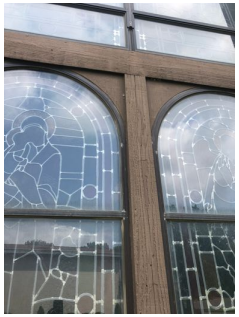
Two renderings for consideration at end

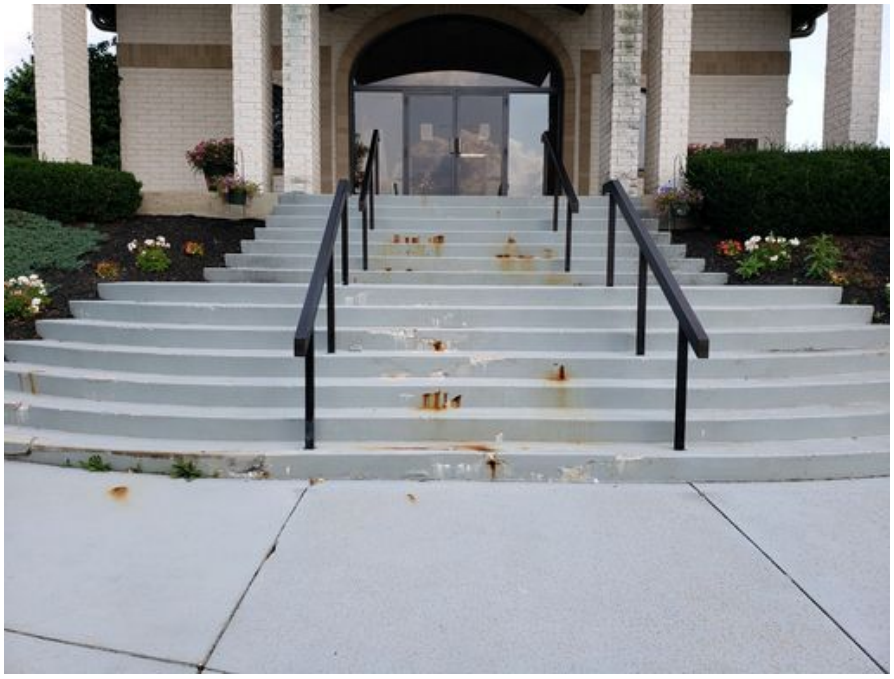






Windows in need of caulking
Wood has weathered and pulled away from frames
Wood to be replaced with AZEK PVC Product





Front Steps falling away from the building

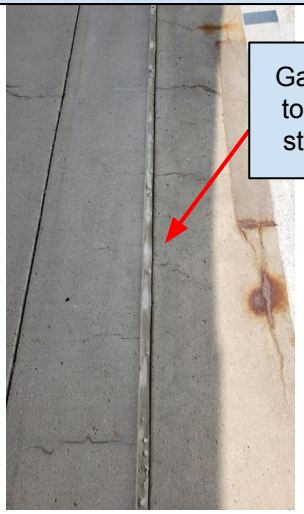
Front Steps crumbling along step edge surfaces

Lighting on underside of rails not working

Handrail at end of ramp loose
Section of concrete near Banquet Center (BC) cracked through

Total replacement of steps
Rails refurbished but without lighting

TWO concrete squares at end of ramp and near BC repoured

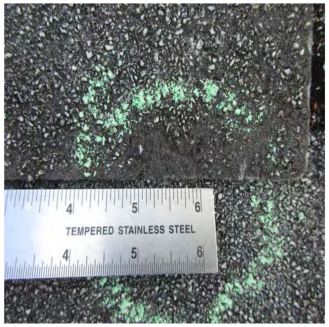


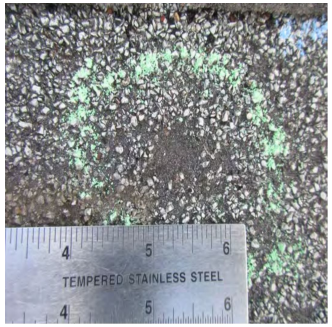
Gap at top of stairs

Banquet Center cracked square

Rail loose

Maintenance Building Hail Damage
Metal 40 year roof to be installed
Boy Scout Troop donating labor and management
Qualified St. Nicholas members can join the team under Scout Troop direction





Picnic Pavilion Hail Damage
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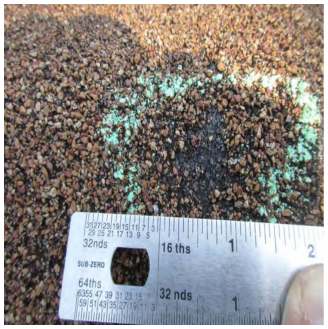
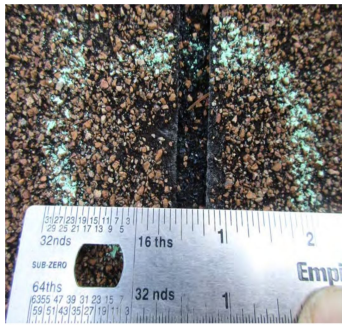




Pole Barn Hail Damage
Metal 40 year roof to be installed
Vinyl Siding to be installed
Soffit areas to be sealed

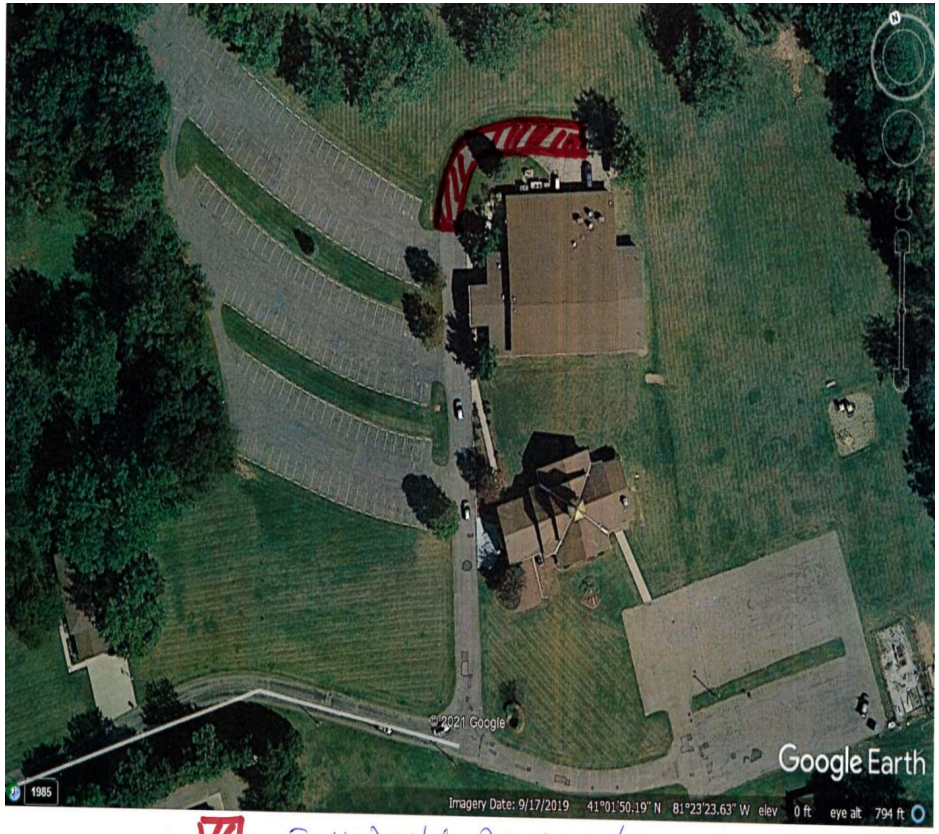
Wood siding rotted - to be repaired

Boy Scout Troop donating labor and management
Qualified St. Nicholas members can join the team under Scout Troop direction

Parish Home
Removal of trees and deck surround - DONE
Water leaks through basement wall on East side

Remediate drainage via field tiles
Install concrete paths and patio as diagrammed

Animals seek shelter below 3 season
Close off with lattice
Clean and restain/paint 3 season

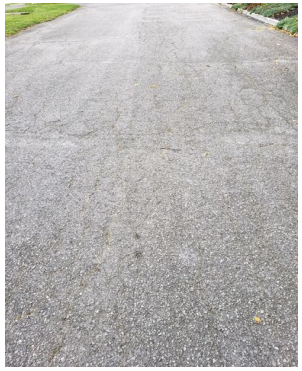


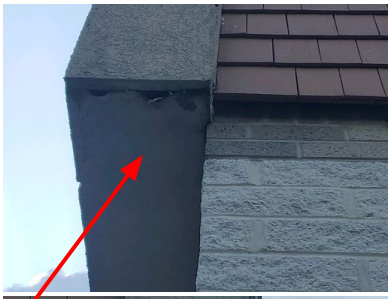
Full Depth Pavement

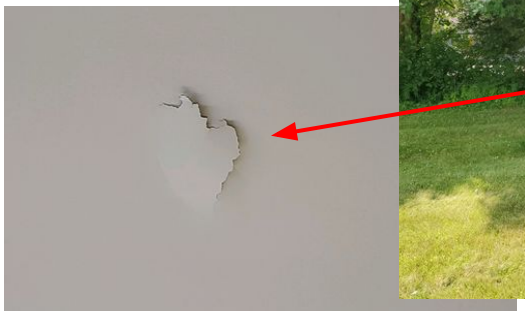
Parking Lots and Driveways

- Area behind Banquet Center (BC) has heavy trucks/items frequently, has deteriorated.
- Most of the drives and pad areas significantly alligator cracked.
- Base at a minimum level and weeds growing through

126,898 sq feet to repair
Parking stops to be removed/reinstalled or replaced (approx 27 replaced)
Surfaces ground as needed
Base, Tack, Leveling layer and Surface layer
Stripe as specified
Future maintenance plan to be line item in annual budget







NEEDS When Funding Available

- Banquet Center - Portico fascia
- Banquet Center - Damaged Gutter corner
- Parish Home Chimney leakage (exploring fix now)
- Parish Home 3 Season - Refinish exterior and seal access to below
- Vinyl Fencing around Treatment plant
- Electrical access at Picnic Pavilion
- Improved Parking Lot and Drive Lighting - Dark Sky approved
- Vestibule Drop Ceiling - peeling ceiling, and Duct Cleaning (Grid OK)

Items presented on Aug 8 and in current plan will take priority. Items here are or are being quoted. If costs are reasonable and contingencies do not run over on main projects, with parish approval and trust, Council can execute.

DIGITAL RENDERINGS

RENDERING COLORS:
CertainTeed Landmark Pro Heathered Blend
Blue Dome Inserts between Gold
Dark Bronze Soffit / Paint
Foundary 10” Staggered 095 shake *
* goal to match brick band on church