

Gretchen's Weekly Property Coordinator Update  
March 22, 2013

### **Plastering and Painting the Meeting House**

The south-east section of wall that was opened has been repaired and re-plastered. It came out beautifully – very straight. Somewhat unexpectedly, 4 sections of the ceiling – 3 up over where Kevin and the MacGregors tend to sit and 1 just above the piano – had to be cut out and re-plastered. They had come un-keyed from the wood, and were in danger of coming down within the next 10 years, max – seemed pretty necessary. This added another \$2000 and 3 days to the total job. I consulted with Buddy and Greg who both agreed it needed to be done.

These guys (Plastering Systems in Fairhaven, MA) have been fabulous to deal with. They did not originally expect to do the foyer at all, but agreed to get it done up to “paint ready” as well as repair the holes created by the electrical and fire safety work on the stairs and balcony.

They gave me a quote on doing the plastering and sanding of the balcony (bringing it up to “paint ready”) should we want to do it at some point in the future. I will bring this to mmfb.

The plastering and compounding of the entire job – main Meeting House room and the foyer, as well as holes in stairs and balcony -- is done. The painting will be done by today (3/22), and they will have all of their staging, etc out Monday morning (3/25).

### **Painting the rest of the interior of the Meeting House**

Rick Messier has gotten us a quote on painting the wood in the Meeting House (main room) as well as the walls and wood in the foyer and the benches. I will present these figures at MMfB on Sunday for discernment. The painter is willing to begin with the walls in the foyer, should mmfb approve having it done, so that the electrical work can get done asap. (see below)

### **Electrical and Fire Safety Work in the Meeting House**

Jeff Kobza, All Security, the plasterers, Lt. Ledoux (Westport Fire Department), and Ralph Souza (Westport Building Department) have all worked together swimmingly. Jeff is doing a bit of electrical work that All Security couldn't get done via snaking the wire.... everyone is trying to have all of the equipment be as inconspicuous as possible given the codes, etc. However, Friends are going to notice all of the lights and boxes everywhere, despite our best efforts – please gently brace yourselves and remember we worked hard. ☺ In the end, everything got wired ahead of the plasterers, so there will be no new holes after them. Hooray.

There have been a few additional requirements from the fire and/or building departments. We are going to be required to have a strobe light on the outside of the Meeting House. Lt. Ledoux is researching whether we have to have it on the front face, or whether it can be on the side. We will be installing a key box with a master key just for the Fire Department near the side door of the Meeting House as well.

Jeff is hoping to have his portion of the work done by 3/30, as he then goes on vacation. He is hoping that I can hand him a check that day – I'm working on getting that total from him sooner than later.

### **Fire Safety Work in the Community House**

Lt. Ledoux did a walk through with All Security last week. He discovered several emergency lights with dead batteries in them. I will investigate these and replace the batteries in the coming week. I did not get the fire extinguishers recharged this week, but I did get a lot of information on them from the internet and Lt. Ledoux. I will complete this issue next week.

We will have to wire a smoke detector in the front entranceway – this was not on the original estimate from All Security. We will also have to have a final inspection from the Fire Department when the work is done. It is strongly encouraged that we put a strobe light on the outside of the building. I will bring this to MMfB.

### **The Well (and the trees)**

Miraculously, Ray Oliver (tree guy extraordinaire whom I now owe big time) did come on Friday morning with his crew and trim the trees that were in the way of Tom Leonard's well drilling rig. While they were here, they took care of the two trees back by the cemetery that were damaged in the last snow storm.

Tom started drilling on Friday afternoon and has finished going 405 feet down. It is not a "gushing" amount of water, but it is at 1 gallon a minute, which should suit our needs just fine. If we ever want to increase this rate, we can have him come back and do the water fracking. The current charge for this is \$1,600. He strongly suggests that we not do this right now unless we have money burning a hole in our pocket. I have heard concern from Deana that a neighbor's well volume decreased significantly when another well was dug in the neighborhood. Tom's answer to this was that the neighbor's well was probably a shallow well on a ledge. Ours is an artesian well, that is not affected by the water table level, given how far down it is. I can explain more at mmfb should Friends wish.

He will send the water off to be tested – will take 7-10 days to get results back. If okay, he'll then schedule the tie-in to the CH, etc. If all goes smoothly, we should be done with this by mid-April.

### **Carpeting**

Between Jen Moura and Kevin, we continue to make progress on choosing replacement carpeting for the Meeting House. Jen will have final samples for mmfb on Sunday. Thankfully, we don't even have a choice in the kind of pad we use under the carpet – only one is approved for use in commercial buildings. Thanks to both Jen and Kevin for their work on this project.

### **Sale of the Parsonage**

The request for proposal letter to organizations interested in purchasing the parsonage for affordable housing did get to Ellie Wicks by 3/15, the deadline mmfb had requested. Thank you, Buddy.

### **Health Dept. Inspection**

We passed the health department inspection just fine. All set for another year.

### **Stuff on the shelves in the room by the Stage**

I had a good exchange/meeting with the president of the Westport Women's Club the other day. She was surprised at the amount of stuff on the shelves that we have been thinking belonged to their organization. She doesn't think it's all theirs. She did a preliminary survey about it amongst the members at the meeting this week – has a few more to contact – but I think we are going to get to greatly reduce the amount of stuff on the shelves.....as long as Westport Friends are willing to part with it! ☺ I also had a good interaction

with the treasurer of the Women's Club who has been frustrated by 2 donation checks to us that have not been cashed.

### **New Programmable Thermostat in CH**

The President of the Women's Club helped me run a test. The furnace in the CH is definitely taking 3-4 hours to bring the heat in the hall up to a temp within 4 degrees of the program. I will ask the company that maintains the furnace if this is a normal amount of time. Seems slow to me.....but the new thermostat is clearly better than the previous one that was not getting it close to temp within 4 hours.

### **The Great Chair Hunt**

Buddy and I sat in very comfortable chairs at a concert this week in the Beekley Library in New Hartford, CT. I will bring a photo to mmfb and ask if Friends would like me to purchase 1 for everyone to "test."

### **Numbers**

I will be bringing a complete financial summary of the jobs in process or just completed to mmfb. If anyone wants to see these beforehand (other than Greg, whom I've already sent them to), please be in touch.

See you Sunday morning.

Gretchen