



Property Project Priorities 2025 – and out 5+ years

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NEED or PROJECT		TARGET	PROBLEMS & DESCRIPTION	EST. COST	FUNDING?	CHAMP?
----- BUDGETED 2025 PROJECTS, 1 - 6 -----						
1	Two Side Emerg. Doors	5/25	Replace emergency exit doors from Believers Rm and Yth Pastor's Office. They swell, stick, and jam	\$5000+	GenFund 5020	Eric M – Point
2	Flat Roof Annual Repairs	5/25	Per our contract for annual inspection & repairs, ~ \$2-2500 via Weathershield. Proactive until 2028 replace	\$2000	GenFund 5020	Eric M – Point
3	Seal & Stripe Parking Lot	7/25	Every two to three years is our target. Quality Asphalt did it last time at this price.	\$6500	GenFund 5020	Bill F – Point Ron M - assist
4	Retrofit Gym Lights – LED	2025	Clyde recommends fixture ballasts be removed, go to LED lighting!	\$ 600?	GenFund 5020	Clyde – Point
5	107 Side Door Replaced	2025	Cracked from forced entry?	\$??	GenFund 5020	Eric M – Point
6	Office Bathrooms: Refresh	2025	Epoxy or paint over tiles, updates fixtures?, possibly one wide ADA door. Buys us 5-8 yrs before Reno	\$?	GenFund 5020	Eric M – Point
	2026 Flat Roof Servicing	2026	Per our contract for annual inspection & repairs, ~ \$2-2500 via Weathershield. Proactive until 2028 replace	\$2000	GenFund 5020	Eric M – Point
	107 or 209 Parsonage AC ?	2027?	Split unites discussed in past but need cost vs benefit analysis. It's blower/exchange or window units now	\$6000+	GenFund 5020	Glen G – Point Clyde - Assist
	Windows - Anchor, Chase's	2026	Energy loss, not opening, old, leaked in 2023	\$ 2K+?	GenFund 5020	SteveP – Point
----- KNOWN 3 to 5 YEAR PROJECTS: -----						
	2027 Flat Roof Servicing	2027	Per our contract for annual inspection & repairs, ~ \$2-2500 via Weathershield. Proactive until 2028 replace	\$2000	GenFund 5020	Eric M – Point
	2027 Seal & Stripe Parking	7/27	Every two to three years is our target. Quality Asphalt did it last time.	\$6500	GenFund 5020	Bill F – Point Ron M - assist
	Flat Roof Replacement**	6/2028	Well documented need. Annual repairs costing us \$2-2500 annually. CAPITAL RESERVES FUND will hit \$110K in late 2027, which was the projected quote.	\$110+ K	12020 Capital Reserves	Ron M – Bids Eric M – Point
	AC Roof Unit, North Side	7/30	Rooftop units above Drew's office for sanctuary. Needs several servicings a yr, less efficient. Potential DONOR...	\$25K	12020 Capital Reserves	Eric M – Point Bids?

****FLAT ROOF:** *(notes from 2023 deacon emails)* Currently under an annual Weathershield annual servicing contract. 2025, 2026 annual inspection /repairs of \$2-2500 are planned into General Fund Bldg Repairs line. Entire flat roof replaced in 2027 or 2028 at estimated cost of \$110K+ *(2023 projected quote by Weathershield)*. Monthly our General Fund is stocking away \$1200 to the Capital Reserves Fund – that will hit \$110K in late 2027. This gives us the option of Summer or Fall 2027 replacement (adding \$3K+ GenFund dollars) OR Spring/Summer 2028. That's 5 years from the original Weathershield recommendation to replace the flat roof in "3 to 5 years without annual servicing." We DO have an annual servicing contract, but the 2023 Deacons moved toward total replacement to avoid major leaks & damage.