

## Building Trust: 2021 Year in Review

*With our upcoming 2025 Capital Campaign, the Building Trustees wanted to communicate in this issue and upcoming Contacts, a summary of major projects for last four years and an accounting of fund sources used.*

In 2021, we completed the first of four planned phases with our Sanctuary Roof replacement. Besides the replacing the roof with Owens Corning Duration components, the ventilation system was updated and the large box gutter sealed. The total cost of \$54,882 was funded by our capital account.



Additionally, we replaced a deteriorated garage roof at the same time for \$7010.

Also in 2021, we completed the first phase of parking lot replacement (Door 3 Southwest) to address poor drainage and slip risk. The total cost of \$48,413 was funded by our capital account.



The main kitchen heating and cooling system was replaced with a Trane mini-split and WiFi thermostat for \$10,986. The circulating pump for our boiler hot water system to the main level north wing zone was replaced for \$4082. Both HVAC replacements were covered by our heating and cooling yearly operating budget.



In keeping up our beautiful campus landscaping, the over grown shrubs on 126th Street were replaced with slower growing shorter viburnum for \$4946. Additional tree work to remove and replace failing trees cost \$4480.

In summary in 2021, Carmel United Methodist Church spent **\$214,000** with funds coming primarily from our capital account and smaller amounts from our building heating operating budget, an insurance claim and Rushlight Greatest Needs and Maintenance Endowments.



Inside the church in 2021 following a lightning power surge, the entire fire system was replaced by our insurance company claim for \$57,087.

# Building Trust: 2022 Year in Review

In the Summer 2022, we completed the second phase of four planned phases with the replacement of the complex North Wing Roof with active ventilation and gutter replacement. After competitive bidding



and specifying Owens Corning materials and long term warranty, this phase cost \$85,773.

2022 also had more ups and downs, as our 1980 installed elevator needed to have hydraulics and controls replaced as well as a flooding sub lower



level pit addressed. The total cost of this project was \$107,796 was covered by our capital account.

In 2022, all outside poles and canopy energy hungry lights were replaced with high efficiency LEDs with motion or timers. After Duke Energy rebates, the total cost was \$14,821 and covered by our capital account and Duke prescriptive rebates.



Led by many church members, all of our interior lights were upgraded to energy saving LEDs. The cost of for the energy saving light investment less Duke rebates was \$26,317 and covered by Rushlight Greatest Needs and the Maintenance Endowment fund sources. **Payback in lower electricity costs was achieved within two years.**

Our last project transformed our Rangeline entrance in time for **Christmas 2022**. Thanks to one of our building trustees, a perfect antique chandelier replacement was



found and new LED canopy lights installed to provide a Christmas glow. Total cost of \$3000 was funded by Rushlight Greatest Needs and a matching grant from the United Methodist Foundation of Indiana.



So in 2022, Carmel United Methodist Church invested **\$248,359** in building projects with funds coming primarily from capital projects with smaller amounts from maintenance endowment, UMF grant and Rushlight Greatest Needs.

Next month, your Building Trustees will report on **2023 and 2024 Projects** and fund sources.



### Building Trustees: 2023-24 Years in Review

With our “Renovate & Elevate” Capital Campaign kicking off, the Building Trustees wanted to summarize our careful planning, research and investment in 2023 and 2024 to set the Campaign up for success.

## Building Trust: 2023 Year in Review

Indoor Highboy Unit	Wifi Smart Thermostats	Outdoor Heat Pump
		

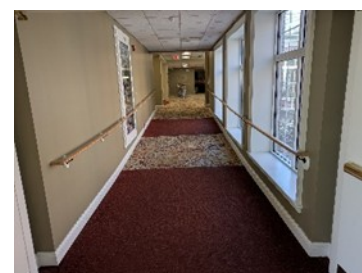
With the installation of efficient LED lighting in prior years, our church started to turn the corner on rising energy costs in 2023. We turned our focus to heating and cooling, which accounts for more than 65 percent of our energy costs.

Starting with our East Wing Preschool and Sunday School classrooms, we replaced five failing, energy-consuming standalone units in Rooms 106, 206, 207, 208 and 209. In their place, highly efficient Daikin Ductless Heat Pumps with Wi-Fi programmable thermostats were installed, offering teachers personalized comfort with the turn of the dial. At \$14,000 per room, the \$70,000 cost was covered by numerous endowment funds, and some building operating costs.

We also installed Wi-Fi controlled thermostats on our numerous Trane commercial systems to try and tackle their high energy use wherever possible. These advanced thermostats provide for remote management and real-time alerts when things go awry. The \$3,497 cost was covered by the building HVAC operating budget.



Our final 2023 project was to begin upgrading Door 4 near the Family Life Center gym to the latest Americans with Disabilities Act (ADA) standards. The first phase started with a sidewalk extension, swing-operated doors, video intercom and oak handrails on the ramp to Gathering Place. The total cost for phase one was \$10,351 and paid for by the Rushlight Greatest Needs Endowment and a matching grant from the United Methodist Foundation of Indiana.



**So in 2023**, Carmel United Methodist Church invested a total of **\$122,795** in building projects with funds coming from multiple fund sources including Rushlight Greatest Needs, Maintenance Endowments, the General Maintenance Operating budgets and Preschool Endowment funds.



# Building Trust: 2024 Year in Review

	2021	2022	2023	2024
Electricity \$ Cost	\$62,000	\$84,000	\$61,780	\$55,874
Natural Gas \$ Cost	\$17,000	\$29,000	\$22,833	\$15,554
Total Utility Costs	\$79,000	\$113,000	\$84,613	\$71,428

There are many things we leave to God, like the unpredictable weather and utility rate increases. However, we continued to make energy-saving upgrades with LED lights, smart thermostats and new, efficient HVAC systems.

In Preschool and Sunday School rooms 113 and 116 and the Cry Room 123, we continued to install energy efficient mini-splits with Wi-Fi smart thermostats to ensure comfort and reduce energy costs. The total cost of \$44,848 was covered by Building HVAC operating budget and Rushlight Greatest Needs.

To further increase ADA accessibility at Door 4, we added a new electronic lock with video intercom and card access, landscaped our pedestrian “roundabout” inside the sidewalks and improved access to the Patti Napier Little Library. The cost of \$11,621 was covered by COVID relief funds, Rushlight Greatest Needs, the building operating budget and generous time donation of the ROMEOS and JULIETs groups. This door was named in memory of Trustees co-chair Tim Paramore, following his untimely passing in 2024.



Access was further improved for our Preschool at Door 6 with the addition of push-button door operators and an ADA-compliant curb ramp. The nearby parking lot was repaved to improve rain or snow melt runoff and reduce fall risk. The total cost of \$37,819 was covered by COVID relief and church operating funds.

With the urging of Missions leadership, the Food Pantry roof was replaced, basement mold and water remediated and French drains connected to the existing sump pump. The cost of \$41,047 was covered by COVID relief, Rushlight Greatest Needs and Building Endowment funds.

Our largest project for 2024, the replacement of Gathering Area skylights and 1980 South Wing roof, were postponed to this year for better weather and to allow time for fabrication of a skylight. The more cost-effective, durable skylight was built and is being stored nearby at a cost of \$30,784, covered by COVID relief funds.

Collectively, these **2024 projects cost \$243,915** and were covered primarily by COVID relief funds with the remainder by Rushlight Greatest Needs, multiple endowment funds and building operating funds.

*Look for more information in the **May Contact** about the projects prioritized for 2025, including the South Wing roof and skylight project we just mentioned. In the coming months, we're also looking forward to sharing our master plan for heating and cooling upgrades over the next 5-10 years!*

# Works in Progress: 2025 Building Projects

*In the March and April Contact newsletters, your Trustees and Facilities Staff summarized the \$830,000 in major building projects completed over the past four years and the funding sources used. That brings us to the ongoing projects for the current year, 2025.*

## **Preschool and Sunday School projects**

With the Preschoolers away for Spring Break, it was a good opportunity to complete some projects planned for our building's North Wing.

Highly efficient air conditioning and heat pump mini-splits were installed and relocated for classrooms 115 and 117 and the Preschool office, Room 109. This completes the replacement of failing, inefficient heating and cooling units in 11 individual rooms, which began in 2023. Along with classroom 107, which was replaced over the long MLK Holiday weekend, the installations and masonry repair totaled \$59,900 funded from our church operating reserves.

Flooring in rooms 106, 107 and 117 were also replaced using \$11,680 in Preschool funds with staff performing spot painting and removal of the old loft in room 117.

To further increase visibility and security during the week, a remotely operated video intercom lock was installed on the main Preschool entrance at session Door 6, near the playground. It is the same system used for doors 3 and 4 leading into the Gathering Place and Family Life Center hallway. The installation cost of \$4,207 was also paid with Preschool & Maintenance Endowment funds.

In addition to typical summer maintenance of power-washing, spot painting, mulching, weeding and carpet cleaning, we're working with the CUMC Preschool to improve the Rec Room in the North Wing basement, which is used for inclement weather recess. Stay tuned for updates in future issues of The Contact!

## **New South Wing Roof**

Replacement of the flat and shingled 1980 South Wing roof, along with the Gathering Place skylights, has been scheduled in early summer to minimize impacts to Preschool Graduation on May 12 and Vacation Bible School on June 8-11.

Look for part of the Gathering Place to be blocked off near the Sanctuary doors starting May 13 to install the new skylight. During this time, plan to enter the Sanctuary from the Narthex at the back.

Depending on weather and contractor/material availability, you should expect to see equipment from mid- through late May and workers on site during the week. Please pardon any dust or debris, and thanks in advance for your patience as we improve and safeguard our beautiful church!

The estimated cost for this project is \$101,682, which is also funded with operating reserves. This year, large building projects are being funded through operating reserves, which will be replenished with Capital Campaign funds.

## **Heating and Cooling Long-Term Plan**

Our church successfully applied for and was awarded a nearly \$25,000 matching grant from the Lilly Foundation's Center for Congregations. It is being used to fund an engineer's holistic review of our building and its 22 heating and cooling systems.

Advanced Engineering Consultants expects to complete Phase 1 of its review in June, which will help guide the implementation of our Capital Campaign projects.