

Administrative Board Special Meeting on April 27, 2025

Submitted by Rebecca L. Griffeth for correction and consideration.

- I. Opening by Pam Auble at 11:50am
 - a. In calling our special meeting to discuss the Building Project needs, Pam began with helping us remember the legacy of Pat Gannis. Pam reminded us that Pat died a year ago tomorrow just short of turning 86. Her ashes are in our columbarium. She grew up at BUMC.
- II. Prayer by Pam Auble
- III. Laura Spangler of the Properties committee shared a slide with the various information including the total cost of the project to replace the HVAC system.
 - a. The total cost we are asking to approve is \$440,336.00
 - b. Laura stated that they have considered asbestos and have a contingency plan.
 - c. When the project began, it was originally thought to be a faulty valve when things began to leak. As we began to peel back insulation, things began to deteriorate. The equipment we are speaking of is only in the sanctuary building, not Thomason Hall. The biggest cost is to replace the unit. This has become a time sensitive unit due to political climate and tariffs. The quote is good for two weeks.
 - d. Laura went on to state that the system lasted long past its anticipated age, before zip codes, the system has been pieced together for years, and it simply needs to be replaced.
 - e. These numbers include
 - i. 50 grand for asbestos
 - ii. 30 grand for structural inspection
 - iii. In addition to our air handling unit in the sanctuary, the education wing has a boiler and chiller that needs new work to repair from some damage by hard water. 8K is needed.
 - iv. The 2nd floor bathrooms in the Education wing have urinals that are dripping and leaking, and the pipe is disintegrating.
 - f. Our church needs TLC and there will be continued conversations about preventive measures.
 - g. This is a five-month process to get new air handler which means 6 months of air cooling. The cost for temporary air for 6 months and 6 months of electric bill are part of the proposal.

IV. Questions/Discussion Points

- a. It was asked how much the temporary air conditioning will cost. The response was \$5,250 a month.
- b. Laura stated that making this change should be more energy-efficient in the future, but we are not expecting huge amounts of savings.
- c. Carrie Sherrill added that steam traps and water softeners were not added when the Education unit was installed which contributed to deterioration.
- d. Kathy Nevill stated that trust funds have paid for many fixes to the HVAC over the last 8 years. Simply stated, we don't have any choice but to move forward. We've looked at everything from every angle. We've done everything possible to come up with the best solution because so many things must be done.

V. Laura restates that we are here to vote on using Pat Gannis' gift that is not part of the trust fund to do the work that needs to be done. To use her funds to minimize drawing on the Trust Fund. The properties budget cannot cover all the immediate needs and concerns. We've identified that Pat's money will cover the large majority of costs and the trust fund will cover what is left.

- a. Kathy Nevill stated that the company needs a decision by Friday.
- b. Eric Patton asked how much Pat's money is, Carrie answered
- c. John Pearce states we do not share any one member's gift out of respect, but we can share for the purpose of this vote.
- d. Pam Auble states she did stop by Pat's Sunday school class, The Seekers, to tell them about this meeting, and they all agreed that Pat would approve of our using her gift in this way.

VI. Pam calls for motion

- a. John Pearce moved
- b. Dick Bowers seconded
- c. No further discussion

VII. Pam called for a vote

- a. Hearing no opposition, motion carries unanimously.

VIII. Meeting adjourned.

Major Building Needs

Belmont UMC

Total Cost:

\$440,366.21

TASK	ASSIGNED TO	COST	PROGRESS	START	DURATION
Air Handling Unit	Total (includes 6 mos temp air)	\$350,395.60			
AHU Replacement	Nashville Machine	\$194,805.76	0%	6/1/25	9/30/25
Cut up and remove existing AHU and dispose	Nashville Machine	\$0.00	0%	6/2/25	6/17/25
Demo ceiling in Thomasson Hall restroom	Nashville Machine	\$0.00	0%	6/2/25	6/17/25
Remove all piping at AHU	Nashville Machine	\$0.00	0%	6/2/25	6/17/25
Structural assessment and repair	TBD	\$30,000.00	0%	7/1/25	7/31/25
Choir Room Window Removal (is this necessary for 3in of width)	SFM	\$2,500.00	0%	10/1/25	10/2/25
Install new AHU	Nashville Machine	\$0.00	0%	9/16/25	9/30/25
Install new piping and reuse new valve and actuator at AHU then insulate, new electrical, VFD, motor panel, new control wiring and digital thermostat	Nashville Machine	\$0.00	0%	9/16/25	9/30/25
Thomasson Hall bathroom repair	SFM	\$2,500.00	0%	10/1/25	10/15/25
Asbestos Testing (duct work and AHU piping)		\$1,375.00	0%		
Asbestos Abatement	SFM Coordinating	\$50,000.00	0%	6/18/25	6/25/25
Attic Duct	Nashville Machine	\$28,713.16	0%		
Remove all existing insulation from duct, raise duct 6" above rafters, seal any problems and reinsulate	Nashville Machine	\$0.00	0%	6/26/25	7/3/25
Temporary A/C (monthly rental)	Mobile Air	\$5,250.28	100%	4/7/25	9/30/25
Increased Electric (monthly)	NES	\$1,500.00	16%	4/7/25	9/30/25

Total Cost:

\$440,366.21

TASK	ASSIGNED TO	COST	PROGRESS	START	DURATION
Parker Hall Boiler & Chiller		\$8,070.61			
Chiller compressor #4&5 contactor replacement	Nashville Machine	\$4,566.61	0%	6/1/25	6/2/25
Bi-annual preventative maintenance, inspection and annual cleaning	Nashville Machine	\$3,504.00	0%	6/1/25	6/1/25
Education Wing Boiler		\$49,400.00			
Replace seal on water pump, replace bearings on condenser pump motor	Nashville Machine	\$4,900.00	0%	6/1/25	6/2/25
Water softner connection and chemical treatment	Aquaphase	\$11,000.00	0%	6/1/25	6/6/25
Bi-annual preventative maintenance, inspection and cleaning	Nashville Machine	\$3,500.00	0%	7/1/25	7/1/25
Steam trap repair and replacement	Nashville Machine	\$30,000.00	0%	8/1/25	8/31/25
2nd Floor Bathrooms		\$32,500.00			
Asbestos Testing	SFM Coordinating	\$500.00	0%		
Asbestos Abatement	SFM Coordinating	\$15,000.00	0%	5/27/25	5/29/25
Repipe men's & women's bathrooms	SFM	\$10,000.00	0%	5/29/25	6/4/25
Replace restroom sinks, toilets or other issues due to old piping	SFM	\$7,500.00	0%	6/5/25	6/8/25