

# Leadership



## President's REPORT

Over the last month we held two forums to discuss the Capital Improvement Campaign (CIC) Phase II and specifically the kitchen improvements.

On Sunday, March 18th, a **special congregational meeting was held** to discuss the status of the CIC and gain the congregation's decision on how best to proceed. In case you were unable to attend the meeting or either of the forums to discuss the Phase II progress, following is an overview.

We reviewed with the members why these improvements were necessary. Our kitchen is inadequate to pass a health department inspection. The initial Phase II estimates were best guesses at the time. Initially, the CIC team used a figure of \$45,000 for the improvements to the kitchen; it is now more likely going to cost nearly \$75,000 for the improvements to the kitchen. The realization is that in order to complete the project to the scope of work that was identified, we will need about an additional \$30,000. Fellowship Hall improvements including air conditioning at an additional \$35,000 for a total Phase II estimate of \$110,000.

In the past few months, Trent and Barb Satterthwaite and Neil Horning have been obtaining more accurate estimates to complete the necessary work. They have solicited bids from several subcontractors and researched equipment pricing. Some of the added costs have come from unexpectedly high costs for a range hood. Currently

the kitchen uses all electrical appliances. Our kitchen's electrical capacity is not adequate for commercial electrical appliances. In addition, commercial electrical appliances are much more costly than gas/propane fired appliances. The decision has been made to install LP gas for use with the stove top, convection oven, and any other cooking appliances we purchase in the future (for example, a deep fryer). A new range hood will be required and this is one of the areas where our initial budget figures were too low. Bids were received for a range hood from \$15,000-\$40,000. This is a critical piece of equipment as it requires fire suppression and heated make-up air.

In addition, we have discovered that code requires that our hot water heater be able to fill our kitchen sinks three times per hour with hot water. The water heater in the church is original to when the building was built and it is over 40 years old. This will need to be replaced and the decision has been made to replace it with an on-demand LP gas heated water heater. This will be more efficient and will satisfy the health department code.

We now know a lot more about the scope of the work, the costs of the work, appliances, and subcontractors. Zion is blessed to have the talents of Trent and Neil working on this. Many (sometimes frustrating) hours have been spent doing research and meeting with people.

**During the meeting**, a motion was made to "proceed with Phase II and obtain a loan as necessary to complete the job." It is the CIC team's intention to keep the congregational members

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updated along the way and make sure that members have input to the improvements.

Through the middle of March, donations to the CIC campaign have exceeded \$110,000 from our congregational members. An additional approximately \$30,000 has been received from memorial contributions. The total received is about \$140,000 and the total spent on Phase I was under \$82,000. That leaves us with about \$58,000 available for Phase II. Since the total need for Phase II is close to \$110,000, we are approximately \$52,000 short of our total need.

**Construction to the kitchen will begin** immediately following the Easter breakfast. Over the next few months there will be opportunities for our members to assist with the Phase II project in the following ways:

- Clean out the kitchen and back room to prepare for the work.
- Paint the fellowship hall.
- Assist with new ceiling tiles in the fellowship hall.
- Help organize and return kitchen items after completion.

It was also evident from the discussion at the special meeting that it is the members' desire that we also begin the process of procuring accurate quotes for Phase III, exterior parking lot improvements. As has been done with Phase I and Phase II, we will have discussions to identify the needs and get consensus for the parking lot improvements.

The need for all of these improvements is greater than ever. It is an exciting

time and everyone's support and prayers are appreciated as we continue on this journey to improvement.

~ Rick Eder