

Facilities Committee Meeting

04/08/2025 (4:30 – 5:30 p.m.) at Verona Campus

Objective: develop short-term and long-term facilities plans that help staff and volunteers responsibly manage the GSLC building and grounds to welcome and retain members, while providing comfortable spaces that meet our ministry needs. We communicate the facility needs of the church to the congregation and the board.

Members Present: Rick Blum (staff), Jeff Boardman (staff), Josh Enslin (Board Representative), Jennifer Fagan (vice-chair), Polly Carter, David Zahn (chair), Matt Wentzel, Max Seeland, Paul Hutson, Steve Frei.

Opening Prayer/Devotion Matt Wenzel

1. New Facilities Manager – Jeff Boardman

Jeff gave a brief introduction and history of his work experience. Previously, he lived and worked in Menominee Falls and had worked at several churches before this. He was interested in moving back to the Madison area because his sons are located here with their families, including a new baby (grandson). His degree is in Audio Engineering, and previously, he toured as a sound engineer in Nashville. He was on the road most of the year and decided his family was more important. That brought him to Madison where he worked at Full Compass and then to Holy Cross as their sound person. Eventually that role branched out into more facility maintenance.

2. Update on Upcoming Facilities Budget – Rick and Steve Frei

Steve Frei provided an update on the Facilities Study and budget. For this update, they added in organ repairs, walk-in cooler for Food Pantry, kitchen cabinets, window replacement, and Verona carpet repairs. The Executive Summary was also rewritten. The overall replacement cost is \$20 million for both campuses. The study identifies over \$2 million in major projects over the next 20 years, with the majority during the next 5 years. They ran 3 scenarios. The Worst Case is if everything that is supposed to fail is replaced now. The Optimistic case is if you spread that expense over the next 5 years and stagger it. The third scenario involves working with a contractor (Hooper) approach, and the cost is about the same. They are basing their recommendations on the Optimistic case. They are recommending to the Board – a budget of 350k/year over the next 4 years to save or spend as expenses arise, then 250k/year after that. Replacing the parking lots is one of the big ticket items, spread over 4 years.

They would like the electrical work to be done this year (cost - \$7,500). Also, the roof over the Verona pre-school will be touched up to buy time at a cost of \$5,000. Organ repairs will be done in 2027 at a cost of \$20,000. Finally, there is the need for a walk-in cooler for Food Pantry and Holy Cow which will cost \$57,000.

Update by Rick on current budget: This fiscal year, which ends July 1, 2025, we have spent \$83,694 of which about \$42,000 is for cleaning service. That leaves \$41,000, which includes \$7,000 for organ repairs. So that leaves \$34,000 for other repairs. We have \$49,900 in next year's budget for Facilities costs. We are trying to present a balanced budget to the congregation this year but are about \$40,000 short. We can't go much higher than that. We did

include \$5,000 for roof maintenance. We don't have funding to start the parking lot project, which includes \$2,500 for patching. There is also \$1,600 for erecting the tent at the Verona campus. Most of the Facilities Study items are not in the budget. Electrical repair work needs to be done. Steve will evaluate the red-hot switch again to see what needs to be done and the associated cost. We can maybe do that this year. Everything else will slide back a year unless something fails. We also have a Capital reserve of \$25,000 for emergency expenses.

Steve also mentioned they are looking at efficiency gains vs. old equipment, and rebate money and are bringing in Church Energy consultant for this.

3. Update on Generosity Campaign – Rick

Rick explained why we need to go to the congregation for another Funding campaign. The Board has approved this campaign. The Finance Committee met the previous Monday with two consultants. The cost of hiring a consultant is \$44,000. The advantage of this approach is that it gives us a fresher idea of what to do. These maintenance issues are General fund issues. Therefore, we are looking for an increase in general giving, and not just a capital campaign. The other piece for the campaign is Personnel. In total, the campaign seeks to raise \$1,500,000. There are strategic reasons for requesting this extra funding – for example, the walk-in cooler will help the Food Pantry and other Outreach activities (like the Holy Cow). Next Board meeting April 28. Focus groups or other events may be used to gather information from congregation regarding fundraising. Regarding the Personnel focus – it may not necessarily be dedicated to the Verona site but we do need to expand Verona pastoral attention and evangelism. We'll need to develop a video to publicize those needs.

Spring cleanup – Jeff – in his previous job, he started a To-Do crew of retired guys. They met weekly for coffee, then worked for ~2 hours. They had different types of expertise. Rick thinks that might be the future for fall/spring cleanup. This Spring, we'll forego reaching out to the congregation and use Alt.

4. Update on Meditation Chapel in Madison – Rick

The chapel is almost done. Mechanical/electrical are done. Wainscoting is being installed this week. Stained glass windows will be done in May. Committee members are encouraged to take a peek on Sunday.

See the Google Docs link below for a list of all existing and planned projects:

<https://docs.google.com/spreadsheets/d/1Ue90JSckkJ7vJFLMU7xl1lQRnleb2mJINO7WKggWxqA/edit?usp=sharing>

5. Next Prayer/Devotion – Jennifer

6. Schedule the Next Meeting - July 8 in Madison.

Submitted by Jennifer Fagan, Vice Chair