

Transfiguration Lutheran Church Repair Projects

Exterior Grounds

Curbing: broken, missing, sunk.

2-3 years

West lot has 1,300 lineal feet.

East lot has 1,250 lineal feet

Total = 2,550 lineal feet

Estimate cost \$99,450, (\$39 per foot) (Many curves and islands)

Parking Lot: Asphalt alligator cracks and major cracks.

2-3 years

Mill down and a new lip.

West Lot 49,500 square feet

East Lot 32,600 square feet

Total = 82,100 square feet

Estimate cost \$80,000-\$100,000 based on cost of oil at the time (could be much higher)

Berms and Grass:

Immediate

No grass growth east side and northwest side, berms too steep, over shaded root bound trees.

Problem is the old asphalt parking lot was buried in the beams.

Level off berms, remove and trim trees, dirt in lower areas;

Estimate Cost \$8,000-\$12,000 –based on how many trees need to be removed or trimmed, and how much we can lower berms so we don't have erosion.

Irrigation: Maintenance, not working northwest corner.

Immediate –this should coincide landscaping

Tree root choked out water supply lines so no water flows to sprinkler heads

Estimated cost: \$5,000

Landscaping: Water run-off from roof and rain fall around building

Immediate – this should coincide with Irrigation

Change slope from building in some areas

Estimate cost: \$5,000

We receive water in west stairwell and the two end rooms in lower level during heavy rain falls

Cross:

Wish list

Move and repair Cross so it is in a place that represents the front of the church/entry along with a new sign. Area for sign north lot just east of north parking lot entry. Cross moved to curb peninsula of the west lot just outside of pastor's offices doors.

Estimate cost of a new programmable style Sign: \$18,000-\$20,000.

Estimate cost of moving and repairing the Cross –\$6,000-\$8,000

Exterior Building

Siding: Small repairs on north side of building

Immediate

Estimated Cost: \$2,000-\$3,000

Painting: North side of building

Immediate

Estimated cost: \$3,000-\$4,000

South side was painted 2017

East side was painted in 2018

Fence: small repairs needed on south fence

Immediate

Estimated cost: \$800 - \$1,000

Roof: Shingle roof over sanctuary, 7300 square feet

2-4 years

Roof was last done in 1999. We are seeing heavy wear on areas of the roof

Estimated cost: \$45,000-\$60,000 (if we stay with asphalt shingles)

Cost is based on the tear off, protection of the lower rubber roofs

Roof EPDM (Ethylene, Propylene, Diene, Methylene): Last done in 2003

5 years + (see note)

EPDM roof without rock maintenance and patchwork is ongoing and could hold up for 5+ years with continual ongoing maintenance. Must keep maintaining it.

We have two areas of this type of membrane roof. One with stone cover and one without
Stone Covered Rubber roof: 8,600 square feet of roof with rock; these roofs are newer construction and have slope to them.

Non-Stone Rubber roof: | 15,000 square feet of roof without rock; this area is construction from the original building; 50% of the roof has slopes, 50% is flat, many vertical rises with right angles.

Estimated cost for a new roof of this type range from \$8.50-\$10.75 per square foot.

Estimated cost of roof with ROCK: \$79,000

Estimated cost of roof without: \$158,000

Labor intensive. The EPDM roof without rock can be maintained with patchwork repairs and may last another 4-5 years (could change if there are extreme weather changes that occur)

Interior Building

Office area: Maintenance, painting, carpet cleaning, finish LED lighting

1-2 years

Estimated cost for painting ad carpet cleaning: \$3,000

Restrooms: all 4 need new sink counter tops and sinks;

Immediate

Existing counter tops are made of particle board and Formica which are delaminating and swelling from the water

East side rest room counter tops need replacement ASAP.

Estimated Cost of all 4 counters and sinks: \$6,000

All restrooms need wall repair and painting
Estimated cost wall repair and painting: \$2,400

Narthex: wall repair, painting, carpet cleaning

Immediate

Estimated cost: wall repair and painting: \$4,000

Choir Room: cleaning and LED lighting

5+ years

Fellowship Hall:

Immediate (it is looking rough and well used) – carpet and walls immediate

Wall repair, painting, (cannot clean cloth walls, need something different)

Estimated cost: \$7,000

Carpet is beyond cleaning; need new carpet/flooring

Estimated cost: \$30,000-\$36,000

Update to LED Lighting

Kitchen: New stove/oven, painting, wall repair, major cleaning, stainless steel cabinetry needs work on doors, drawers. (can they be repaired or will they need to be replaced?)

Estimated cost new stove/oven \$16,000 (Priority Wish list)

Estimated cost painting/wall repair \$2,000 **Immediate**

Estimated cost cabinet repair/replacement?? TBD likely expensive **Immediate**

Sanitation Room: wall repair, painting and cleaning

Immediate

Estimated cost: \$1,000

Stairwells: wall repair, painting, carpet cleaning (water leak from rain on west stairs)

Immediate

Estimated cost painting: \$2,000

Pump Room: clean out, remove all junk. Cannot be used for storage of any kind.

Immediate

Education Rooms Hall Lower Level: repair and painting in all rooms, shelving/cabinets

Immediate

Estimated cost: Hall repair and painting \$2,000

Estimated cost: Rooms wall repair and painting \$5,000

Estimated cost: shelving in closets \$1,800

Estimated cost: hang cabinets on walls, or new upper/lower cabinets \$TBD

Update LED lighting

ELC Education Side: hall way wall repair, extreme cleaning, painting, carpet

1-2 years Carpet

Immediate Transition points

Immediate wall repair/painting, room walls

Estimated Cost Wall repair and painting in all rooms \$5,000 - \$6,000

Estimated Cost New Carpet \$TBD

Estimated Cost floor repair at transition points from carpet to floor tile \$1,000
(ASAP per Barb Wigstadt)
Estimated cost Hallway repair and painting: \$1,000
Estimated cost new carpet: \$30,000-\$40,000

Sanctuary: upper wall repair/painting, pew repair, carpet/flooring

Immediate Pew repair

Immediate Upper wall work

Carpet center runner 1-2 years

Altar flooring – 1-2 years

Estimated cost per repair (8-10 pew legs broken/split): \$1,000

Estimated cost carpet center runner: \$3,500-\$4,000

Estimated cost new carpet/wood floor in altar area: Carpet \$10,000/Wood \$10,000 (600sqft)

Heating and Cooling Management:

1-2 years

Immediate need -education on how to run HVAC

Estimated Cost: \$TBD

Total Estimated costs of all projects: \$534,000 - \$800,000

When you look at this list we have to decide if it is a want/need or priority. This is different based on who you talk to.

How bad do you want things to get before you take action? The longer you wait on some of these the more the cost will increase. These cost estimates are pre-covid costs.