

1st UU Buildings & Grounds Chronicle, 2016.

New info added at bottom of document. To find particular topics, use Search or Find function. Please advise B&G Chair (Martin Berger, meberger@ysu.edu) of omissions and other errata.

*This document includes occasional observations on **Trash & Recycling** and **Security** matters, since the committees that ought to deal with those functions do not formally exist and activities are apt to go unrecorded unless they are included with B&G.*

B&G annals for previous years may be accessible on the Church website; if not, interested persons should inquire of the B&G Chair as above. Anyone wishing to receive this Chronicle via e-mail should do likewise.

[Infrequently-Asked Question: Why are B&G activities recorded in such detail? Response: Especially in an organization that runs on volunteer efforts, there is a lot of turnover in who does what, so the collective memory as to what was previously done and why tends to be weak. We have had many substantial projects undertaken by one individual who took care of business and then threw away all records. In many instances questions like Where does this wire go? or the recurrent historian's query What were they thinking? have no ready answer. If we write stuff down in a searchable format, future generations can determine what we did and why it seemed like a good idea, or the least of the available evils, at the time. Also, my own memory, even for stuff that I did not so long ago, is increasingly unreliable.]

Fire Inspection. January 12, 2016. The Church has been declared in violation of Youngstown fire regulations since late November 2015. For details of what has been done, see 2015 *B&G Chronicle*. We have some rearrangement to do of stored items, primarily in the Fall Room; we now have room on shelves in the former Sound Room, next to the Choir Loft, and **could use help carrying stuff up the stairs**. The other thing remaining before we invite Zach Whinery, the inspector to certify us as in compliance with the City code is the Exit door in the Fall Room. This needs to be easier to open than it has been. Efforts to grind down the door and the edge of the jamb succeeded in ruining the door's edge; efforts to compress the jamb demonstrated that a generic Porta-Power gadget does indeed exert a great deal of force, enough to break off the hinges. A new wooden door has been ordered; when it arrives it will require some time to apply protective coverings (probably spar varnish). A suitable crash-bar is also ordered. I have recorded some observations on the many batteries required for the backup-light systems that are incorporated in most of our exit signs.

Snowblower. January 12, 2016. Last year after we lost Jim Zupanic, who had done all of the mowing and most of the shoveling for many years, we waged mostly-successful struggles to recruit people to shovel snow. The Board recently decided to buy a basic single-stage snow machine (capable of handling most of our snow, and of fitting into the Cave for safe storage). After some research we have purchased a Simplicity machine, hauled to the Church on Jan. 16 and tested today on snow c. 2 inches thick. So far, so good; started on the first pull and was easy

to operate.

Light, Porch Ceiling. January 12, 2016. Matt noted that the bulb in the Elm Street porch ceiling is dead. Replacement requires climbing into the steeple stump and then out into the porch attic. At least we don't have to employ ladders to get at the light. [Bulb replaced Sunday 31 Jan., during coffee hour.]

Dishwasher. January 13, 2016. Andy Crabb has been in discussions with the people who fixed the dishwasher a couple of years ago and installed the bearing that has failed, rendering the dishwasher unusable. As we consider the dishwasher issue, please recall that a household-type machine would accomplish nothing except to waste money and space, since it takes about an hour to run a normal cycle. When the commercial machine is fired up, it does 2 racks in about 3 minutes, so it can rapidly clean and sanitize a full Channing Hall's worth of dishes, utensils, etc., allowing us to avoid the unesthetic and ecologically odious use of throwaway plates.

Paint. January 31, 2016. Tim Malone offered to assist with some B&G effort (the only response to my plea for help at the Annual Meeting), and we met at Church at 3 PM. After moving furniture (see below) we scraped and primed the wall directly opposite the 2d-floor elevator door. Since much of the hassle of painting consists of scraping and cleaning up the paint crumbs, the top coat should be easy, once the proper matching color is identified. Several more such small-area paint repairs need to be done, plus the more challenging paint-patching on the Sanctuary ceiling.

Moving Chairs, etc., Children's Chapel. January 31, 2016. On the morning of the 26th, our Office Administrator Heather Best and I moved furniture out of the big 1st-floor RE room and moved in tables and chairs so that the room could be evaluated by an educational entity that may rent the room for several weeks during the Summer. Tim and I returned stuff where it belongs in the afternoon. If the photos, showing seating capacity, etc., persuade the potential renters to come, some useful rental income would result.

Toilet, 1st-Floor Men's Restroom. January 31, 2016. Someone reported water leaking onto the floor after the service on the 24th. Jim Rak volunteered to work on the repair, which was believed to involve a broken wax ring under the commode. I assisted Jim on the afternoon of Friday the 29th. The damage to the wax ring sealer presumably resulted from the unstable attachment of the commode to the floor, which allowed the toilet to rock; the repair involved some drilling and a new spacer below the new wax ring, but the toilet is now solidly mounted and functional. A similar struggle will probably be required in the 2d-floor restroom, where the toilet rocks. In addition to the leakage from the wax ring, the toilet's flush handle was broken. No doubt somebody saw it on the Internet--the way to stop the flood is to sacrifice the flush handle.

Exit Door, Fall Room. January 31, 2016. The check for the new door was written after the service on the 24th and mailed the next day, so the door should be available for finishing and

installation in another week or so.

Dishwasher, again. February 2, 2016. Promise that the machine would be fixed today did not come true; miscommunication within AIS. At last! a screwup that's not our fault!

Porch Light, Again. February 2, 2016. The replacement of the bulb in the porch light failed to get the light to work, as I determined by driving by the Church last night. The new bulb proves to be broken (internal rattle). The new bulb was handled with care in transit from Home Depot to Church and while carried up the ladder. I've installed a 23-watt CFL (100-2 equivalent) for the moment, and will drive by and check tonight. [Bulb didn't solve the problem. Matt has gone into the Porch Attic and determined that there's a bad ground; to be investigated with the Arctic temperatures abate.]

Dishwasher, Yet Again. February 7, 2016. Repaired part received and installed Friday 5 Feb. Run successfully after service today, Susie Beiersdorfer and Jan Elias.

Exit Door, Fall Room, again. Door arrived Friday afternoon. Carried downstairs this morning before service; thanks to Andys Pfrenger and Crabb, Clayton Henderson, and Matt Alspaugh.

Toilet, 2d-Floor Restroom. February 7, 2016. Reported today that it's flushing slowly and reluctantly; water level said to be ok. Will try small snake before calling in professional aid.

Roof Gutter. February 7, 2016. A piece of the gutter cover has fallen, near the southeast corner of the RE Wing. Blockage has been noted, as water has run over the side of the gutter. **THIS IS ONE OF THOSE SMALLISH JOBS THAT CAN BE DONE FAIRLY QUICKLY IF ONE PERSON WILL ASSIST ME. I WILL NOT ATTEMPT LADDER WORK WITHOUT SOMEONE ON HAND TO HOLD THE LADDER AND, IF NECESSARY, SUMMON THE AMBULANCE. ANYONE? ANYONE? 330-746-6897.**

Exit Door, Fall Room, again. February 18, 2016. Door has been prepared (2 coats of stain, 3 coats spar varnish). Thanks to Dean Pierce for help in turning door over to permit finishing of the second side. Needs to have hinges attached and screwed into doorframe. This may require some trimming, as I've been unable to stand the door up in its frame to match up screw-holes because it's too heavy to manipulate without assistance and because fighting with it in very cold weather is simply too horrible to contemplate. Crash-bar is in the Fall Room awaiting installation of the door.

Light, Channing Hall. February 18, 2016. One of the lights nearest the kitchen pass-through window is dead and stuck. It's a wide floodlight that does not provide room for fingers to get a grip on it, and I haven't been able to get enough friction from pressing against the face of the bulb to unscrew it. The fixture looks as if it's a track-light type, and may be separable from the ceiling to be worked on. There's too much curvature to the bulb to grab it with a suction cup. It may work to glue something to the bulb, probably with contact cement, and twist; or the bulb

may have to be smashed and long pliers applied to the bulb-guts. Stay tuned. **[Got it with tape.]**

Porch Light. March 22, 2016. Matt determined that there was a dead photocell; he has replaced it. Need a bigger bulb, but that's easy.

Water-Bill Horror. March 30, 2016. Last week Heather noted that the bill had jumped from the usual \$80+ to about \$300 more. I checked out the building and found no faucets turned on, etc. Looked again yesterday and found nothing. Heather spoke with Ted at the Water Department and someone will visit this morning. Usage yesterday was at normal rates; meter had proceeded at its usual rate since the meter was read on the 16th. Thanks to Jim Stone for assistance finding the actual meter, which is nowadays read by way of an electronic reader on the outside wall. The real meter is in the Boiler Room, behind the sump pumps' plastic discharge pipes. I had forgotten the location, though I'm sure I've banged my head against it while dealing with sump issues in the last year or two. [Since this entry I've made a sign indicating the whereabouts of the water meter, and checked the reading several times; water use seems to be proceeding at a normal slowish rate. April 18, 2016.]

April 1, 2016. The Water Dept. guy visited on the 31st and confirmed that everything seemed ok, except for the **Men's Restroom commode**. The water level in the tank was high, right at the edge of the overflow pipe, and water was trickling into the pipe (inaudibly, to my ears). I could find no way to adjust the level, as the yellow plastic American Standard flush valve had an internal float, so I shut off the water to the tank and went to Lowe's, where I bought a package of three Fluidmaster 400A flush valves. The first one I attempted to install would not allow the necessary height adjustment. A phone consultation with Jim Stone persuaded me to open another one of the units, which installed without a problem. Apart from the need to seek reimbursement for the defective flush valve from the manufacturer or store, that problem is fixed. [Lowe's provided a replacement valve without hassle.]

Snowblower Ramps. April 1, 2016. The new snowblower has worked splendidly, but it is difficult to get it back in the Cave because the bottom of the Cave door is so high above the concrete apron outside it. The blower isn't terribly heavy, but there's no way for one person to get a grip near the machine's center of gravity to lift it into the Cave. I have therefore fashioned ramps, using hardwood doors from devil-strip furniture. The ramps are labeled and stored in the Cave, and can be used soon when we rearrange the contents so that the blower is in the back and the mower is ready to roll. **Continued April 18, 2016.** I rearranged the Cave yesterday, putting the blower at the back and the **mower** at the front. Also moved the **salt** to the Cave and the **holey mat** to the top of the Fall Room fridge.

Patio Electrics, Blueprints. April 18, 2016. This morning I met Jon Locketti and his electric guy at the church. Circuit-breakers were examined and notes were made, in order to arrive at estimates for the Patio Project. When Jon and his colleague arrived, I was in the Office attempting to tape together one of the faded, near-illegible, crumbling blueprint pages for the RE

Wing.electrical layout; I was startled to see that Jon had a copy of the same page, on real uncurled white paper, printed in genuine black ink. I then recalled that Matt had said he was going to get the blueprints reprinted. I'll inquire about the possibility of getting a copy of said plans for the Office, so that it could be consulted in the future.

Hinge, Illinois Door. April 18, 2016. Yesterday I found a hinge pin from one of the good old brass locks lying on the windowsill next to the alarm control. Heather later said that it had fallen out when flowers were delivered for the memorial service in the afternoon. Evidently I had installed the hinge upside down a few years back, when we removed decades of paint and corrosion from the hinges. A cap is needed to keep water out of the top of the hinge; it will be interesting to see whether such a cap is available for a 1920s-era hinge.

Boiler Inspection and Repair. April 28, 2016. After much effort to find who is qualified to do the annual boiler inspection (consultation with Dieter, state authority, etc., mostly researched by Louisa Berger), we got Tom Bishop from Hartford Steam Boiler to do the inspection last week. He has in fact done this repeatedly, as shown by a stack of inspection stickers on the boiler, and I recognized him when he appeared. Office records on the boiler are now in better order, so we should be warned well before the sticker expiration date next year. Diane, our previous office manager, was making progress in making this sort of thing (cf. elevator inspection) part of an regular routine, and Heather, who now runs the office, is making further progress in establishing order.

Unfortunately, Bishop found one of the controls on the boiler inoperative, so he'll have to come back--first opening for reinspection 26 May, almost a month late. We have not been flushing the boiler frequently, mostly because Al Pierce used to do it and he turns up at church less often since his move from the North Side to Boardman. I'll make labels to clarify which valves need to be opened during the bleeding ceremony; the rightmost valve on the side facing the door is hard to see and I've probably missed it when I've done the bleeding.

The piece in question is the boiler control/ cutoff valve. It was completely blocked when Bishop opened it. Bob Dieter's colleague Mike O'Grady visited today and removed the valve, which was full of very heavy viscous brown gunk. The works were cleaned up after extensive use of hot water, toothbrush, and various screwdrivers. The ball inside the valve has light scoring from corrosion, but works fine after reassembly. The grotesquely corroded bit of pipe below the valve has been replaced.

I asked Mike to deal with some very minor leakage in a big pipe joint at the left of the boiler (on the side facing the door). This was not something that the inspector noted, but looks nasty and allows a small drop of water to form every few minutes. Ignoring it till it becomes a serious problem is an unpromising approach (cf. steeple). Dieter will deal with it sometime before we begin running the heat in Fall.

Outdoor Work Party, 26 May. This effort was scheduled by the Horticulture Subcommittee (Kadey Kimpel, et al.), and I did not record who showed up and who did what. A lot of

mulching was accomplished, and big rocks around the UUYO yard sign were moved. I had hoped to use my chipper-shredder to deal with accumulated branches piled between the two window wells on the East side of the RE Wing, but my machine wouldn't start. With help from Clayton Henderson, I hauled it away to the repair shop. I returned with the borrowed Beiersdorfer chipper-shredder and succeeded in grinding up about half of the mulchables before running out of energy. Thanks to Beiersdorfers for the use of their machine. [Mine has been repaired as of 3 June.]

Work Party, 4 June. Present: Louisa Berger, Andy Crabb, Marguerite DeFelice, Clayton Henderson, Cathy Kajut, Kadey Kimpel, Roger LaFontaine, Bob Seibold. Andy had agreed to keep score of who did what and to apportion tasks to the expected horde of volunteers, so that I could concentrate on the RE roof gutters. In the absence of said hordes, Andy instead toiled as indicated below.

Marguerite, Roger, Clayton, Kadey, and Bob worked on **weeding, mulching, etc.**, following up on the outdoor Work Party a week earlier. Cathy and Louisa cleaned the **refrigerators** and sorted some of the kitchen tools. Andy got almost all of the lawn mowed.

Andy and I dragged the big ladder out of the Cave and determined that it has become much heavier than it used to be; tree branches also interfered with getting the ladder upright to permit access to the **RE roof**, where I hoped to secure the **gutter-guards**. (Jim Rak and I had previously stuck the two fallen sections of gutter-guard in place.) Eventually Andy and I got the ladder up, with the aid of Kadey, Cathy, and two 80-pound bags of solidified cement mix to hold the base down. One drill bit broke in the process, and several of the small stainless-steel sheet-metal screws lost their heads, but the guards are now held down so that squirrels, wind, etc., will have a much harder time dislodging them.

In Channing Hall, one of the **small square pedestal tables** had lost its adjustable foot. Speculation failed to produce a plausible explanation as to why someone would remove the foot and discard or hide it. We were unable to jury-rig a substitute for the foot because of the impending memorial service and reception, but on the following day Clayton and I taped on a temporary wooden spacer to prevent the table from rocking and damaging the floor. The **large round black pedestal table** was also missing a foot, but for the moment it has been left with four of its five feet in place and does not rock badly.

Undone agenda items that I had brought in for the Work Party were: checking exit-light bulbs; cleaning Fall Room floor; sweeping Boiler Room; cleaning stairs to attic; checking throughout the building for peeling paint; cutting up ruined steel door from Fall Room; labeling furniture as to where it belongs; labeling Kitchen items with UUYO markings. One for eight is not a great percentage, but it's better than many of our previous Work Parties.

Toilet-Paper Roller, 2d-Floor Restroom. 3 June. The dispenser had worked its way loose from the drywall, demonstrating the unsuitability of drywall for serious construction. The

plastic anchors were no longer able to hold onto the holes that had become enlarged. Dispenser is now secured by toggle-bolts, a.k.a. butterfly bolts, which should require much more extensive deterioration of the drywall to lose their grip.

Bad Floor, 2d-Floor Restroom. June 11, 2016. For some time, the ceramic tiles have been coming loose. Intact loose tiles are being stored in the cabinet above the toilet. I believe that the tiles are coming loose and/or breaking because the plywood underlayment is incurably warped, probably from some past leakage. There seems to be no current leaking from the base of the toilet. The loose tiles constitute a tripping hazard for users of the restroom. Repair will require removal and replacement of the warped underlayment (and the vinyl cove base) and replacement of the tile, either with new tile or with some other sort of durable flooring. In the absence of money for professional repair, we need a volunteer or two to carry out unpleasant but not particularly sophisticated work. I'll take part, but will not attempt it solo unless some unlikely miracle provides me with a less troublesome back.

Exit Sign, 2d-Floor RE Hall. June 14, 2016. Replaced bulb. We had two Type A bulbs, but one was defective; need to go and get more.

Accessible Restroom Soap Dispenser. June 14, 2016. I removed this item from the wall, where it has been useless and hideous for some years. Gross brown soap has been wiped up from floor. I've rinsed out the dispenser and set it in the Kitchen to determine whether it actually leaks; it did not seem to be leaking after half an hour or thereabouts, so it's likely that the disgusting brown stains on the wall result from some unsuccessful long-ago effort to fill it. If it doesn't leak, I'd like to convey it to ReStore, since it's clearly too complicated for some of the people who frequent the Church. Better to use the small pump bottles of hand soap (like the yellow duck now on the shelf). Any comments or suggestions?

Fall Room Exterior Door. June 14, 2016. I've cleaned up and applied clear sealer to the part of the hold-open gizmo that was attached to the dead steel door, and today I installed said gizmo on the new wooden door. The portion of the device that is attached to the brick is solid and functional, though green with corrosion. The screws holding it to the brick have been tightened, so that it works fine. Polishing and sealing that part will have to wait till we have time for minor esthetic projects. The **protective cover above the door** needs to be attached to the wall (it's a section of brown aluminum gutter, to instal upside down to reduce the amount of water that runs onto the top of the wood door); this will be done when I can get someone to hold it in place while two screws are deployed.