

MD19 Building & Grounds report

Feb 8, 2020

A. There is some water damage in the basement caused in part by several variables:

Excessive rain - Downspouts discharging too close to the foundation - Drain plugged by debris.

Window that was blown in during a weekend storm.

Everything has been addressed. We can't do anything about the storm rain, but the downspouts have been trenched and piped away from the foundation, the drain has been cleared of sediment, the window has been repaired. There was and still is a mold problem in the basement from all the water over the years. This recent storm ruined a great deal of items stored, some of which spent the weekend sitting in an inch of water. Ongoing efforts continue to remove and replace press-board shelving units with metal ones as well as cleaning up the basement. One estimate from a restoration company exceeded \$6,000 to remove all the sheetrock and other mold items. As a short term solution, bleach and dehumidifiers have been applied.

B. The furnace is now 10 years old and an annual service call program implemented last year showed some parts beginning to fail. They were replaced this year under warranty, but we had to pay labor.

C. The exterior of the building trim needs to be painted to finish sealing the surface now that the ventilation of the attic space has been completed. This will be done ASAP when the weather permits, budget estimates for this paint project are \$800-1200.

D. Evidence of carpenter ants was found outside, treatment has begun. While no activity was found inside, the treatment continues as preventative maintenance is always cheaper than complete repair. As part of this, bushes have been trimmed away from the building between 8 and 12 inches. Other shrubs have been trimmed down to stop growth into the soffits.

E. The MD19 Office restrooms are not ADA compliant, and while code doesn't require an accessible bathroom unless we start a remodel, it seems odd given our clientele that we serve that we can't get a wheel chair into the washroom. The estimated demo and replacement is approximately \$3,000.

F. Bellingham Central Lions who operated the Wheel Chair Warehouse have received a donated artistic rendered wheel chair that stands 9 feet tall. They are asking permission to mount the chair near the front entrance of the parking lot. They will maintain it, pay for all permits and cost of installing it, as well as paying to insure it.

G. Additional desired projects include: replacement of the flooring in the bathrooms, removal and replacement of wallpaper, interior painting, replacement of the blinds with energy efficient blinds, additional cleanup of the basement, caulking.

I leave you with the reminder that preventative routine maintenance is much more cost effective than deferred maintenance and encourage the Council to fully fund the building account each year. The office building is by far the largest physical investment we have made and should be taken care of.

Dan Cantrell

