



October 18, 2020

| VESTRY E-mail VOTE | |
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| Time: | Sunday, October 18, 2020* |
| Exec. Committee | Mtr. Erika Takacs (Rector); Margaret Sullivan (Sr. Warden); Greg Bradley (Jr. Warden); Mike Trumbold (treasurer) |
| Respondents: | Natalie Archie; Dave Beil; Marian DeBerry; Greg Bradley; Steve Britt; Will Cronenwett; Bill Hancox; Aron Dunlap; Barabara Newman; Margaret Sullivan; Dan Polley |
| No Response: | |
| *Amended: | After October 19, 2020 |
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1. On October 17, 2020, Dave Beil, Atonement Vestry Member and Chair of the Building and Grounds Committee for Atonement, called a **Motion** to approve expenditure of the amount of \$20,322, to be spent on replacement of the fans in the sanctuary of Atonement. Margaret, in turn sent out an email advising the Vestry of said Motion asking for any Questions / Discussion, and requested a reply by 3:00 pm the following day, Sunday October 18, 2020. This was sent with a certain urgency, since the church needs the fans in good operating condition with the upcoming cold season upon us (just to recap, a fan fell from the ceiling last spring and those remaining have been inoperable). A copy of the proposal is presented below including an explanation of the magnitude of work to be carried out.

To recap from the last Vestry Meeting, October 11, 2020 - After a great deal of discussion among members on the work required surrounding replacement of the fans in the sanctuary of Atonement as well as additional concerns, it was decided to table approval of this expenditure until additional and more final quotes/information could be attained. Margaret requested responses be sent to the Clerk, Jim Hawkes, for tabulation.

PROPOSAL

10' x 10' Scaffolding rental, delivery freight, set up, modification labor to move from fan to fan and dismantling... including City of Chicago rental fees as well as removal of 50% of the pews and replacement. \$11,905

5 Industrial fans, rod extensions, mounting hardware, speed control and labor. \$8,417.10

TOTAL PROJECT BUDGET: \$20,322.10

Detail:

- a. The scaffolding that needs to be erected has a base of 12' x 12' as a city requirement. Therefore, the pews will have to be temporarily relocated within the sanctuary in order to build and move the scaffolding. It also has rubber tires in order to equally distribute the weight and lessen any point load damage.
- b. The top platform of the scaffolding will have to be erected and disassembled for each fan in order to clear the roof trusses when it is moved from one fan to the next.
- c. A smaller lift that could fit down the aisle would cause damage to the floor, as the center aisle is tile and grout on top of wood subfloor and joists. The weight would likely dislodge the tiles and grout.

These methods are expensive but necessary to protect the floors and to replace the fans that have become a safety hazard. The subcontractor commonly does this type of work in other sanctuaries in Chicago, and Dave Albin has confidence that the work will be performed correctly and safely. It is expected to take three days to complete. The cost will only go up if we wait and need to get another quote down the road.

Here are a few other comments:

- a. The fans do not need to be reversible due to the height of the space and the slope of the roof.
- b. The fans should only be used in the cold months in order to homogenize the hot air with the colder air at the floor. In the warm months, the fans should not be used as it would only heat up the air conditioned air at the floor where the people are. This is a change to the church's normal procedures, which was to run the fans constantly for 30 years.

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- c. During the pandemic the fans should be turned off 30 min prior to occupancy and remain off until the space is vacant. Keeping the fans on while the space is vacant in cold months is helpful as it heats the lower surfaces, which then radiate heat when the fans are off.
- d. An exhaust fan at the small existing dormer above the organ would be installed from the exterior and thus does not need to be considered at this time. Also, Dave Albin explained that there would probably be little benefit to doing this. The air conditioning system is sufficient for cooling the air at the floor level, and installing one would cause heated air to leak out in the cold months, which is a bigger concern for our sanctuary than exhausting hot summer air.

While the scaffolding is up, we will also suggest that Dave include the replacement of any nonfunctioning light bulbs with the same type and color bulb that's currently installed.

2. Therefore, this e-mail vote was requested for the Vestry to approve/disapprove the expenditure of the sum of \$20,322 for fan replacement in the church sanctuary. As of October 18, 2020, 5:06 pm, including the two wardens, a total of 10 **approvals** were recorded out of a total of 11 regular voting members at this time, thus, moving forward the recommendation of accepting the expenditure of \$20,322 for the replacement of faulty / old ceiling fans in the sanctuary of Atonement, by more than a 90% majority approval. Time for Questions/Discussion. **Motion passes.**

*Amending the original vote, an additional vote was received October 19, 2020 making a **unanimous vote** recorded at 7:54 am of that day.

Respectfully submitted,

Jim Hawkes
Clerk of the Vestry