

Planned Maintenance

What is the Planned Maintenance Schedule?

The planned maintenance schedule is a detailed spreadsheet that encompasses maintenance items that are beyond the scope of the day to day maintenance covered in the annual budget. All equipment upgrades, equipment rebuilds, large maintenance projects, small facility improvements, preventative maintenance, etc. are gathered together, assigned an estimated cost and frequency, and entered into the schedule. Based on this data a list of projects and costs are produced each year. This allows maintenance to occur regularly and proactively and backlogs of deferred maintenance is largely avoided. Rather than reacting to crisis as they occur, projects are completed as scheduled. The schedule is adjusted as needed to accommodate emergencies, changes in costs, and unforeseen items.

How is Planned Maintenance funded?

The planned maintenance schedule is currently not funded. Maintenance crisis are currently addressed as they occur.

What is the Planned Maintenance Fund?

This is a fund that was created by the vestry to cover the annual costs of the planned maintenance schedule. Ideally, this fund would be large enough to produce enough income to be self-sufficient. The fund is currently depleted.

What kind of projects are included?

The following is a list of many of the items included in the schedule. Notice that many of the dreams captured in the Dreamcatching phase of the Capital Campaign Study are already included!

- Signage
- Painting exterior trim
- Iron fence/gate painting and repair
- Painting exterior doors
- Painting bell chime frame
- Painting bell tower spires, front peak, and baptistry peak
- Tuck-pointing
- Parking lot repair
- Parking lot sealcoating and re-marking
- Roof repair
- Garden improvements
- Tree service

- Ash garden improvements
- HVAC modernization
- Furnace/boiler upgrade
- Hot water pump replace/rebuild
- Cold water pump replace/rebuild
- Chiller replace/upgrade
- Backflow valve rebuild
- Dimmer system upgrade/replace
- Exterior flood lights replacement
- Water heater replacement
- Mechanical misc.
- Sump pump replace/rebuild
- Elevator overhaul
- Sound system upgrade
- Assisted listening upgrade
- Kitchen equipment
- Sanctuary painting
- Hallway painting
- Bathroom painting/decorating
- Choir room painting
- Kitchen painting
- May room painting
- Classroom painting
- Sanctuary floor refinishing
- May room floor refinishing
- Carpet cleaning
- Carpet replacing
- Misc. equipment replacement
- Needlepoint
- Stained glass window maintenance
- Office painting
- Office carpet replacement
- Office furniture replacement
- Copier upgrade/replacement
- Computer/network upgrade
- Telephone system upgrade/maintenance
- Security system upgrade/maintenance
- 4th street façade upgrade
- Pew maintenance
- Sanctuary improvements
- Chime overhaul