

**UUCB Endowment Project Overview Report**  
(Through Phase 4A)

January 28, 2023

**Endowment Funds:**

**Endowment Funds Authorized for Capital Improvements** **758,000**  
 Congregational Resolution January 20, 2018  
 Congregational Resolution October 27, 2019  
 Board Resolution March 3, 2021

**Withdrawn from Endowment Fund for Projects** **625,000**

**Balance Authorized (per Congregational Vote):** **133,000**  
 Subject to Endowment Committee Approval and Available Balance

**Balance Available (per Endowment Committee - maintain Corpus plus 10%)** **9,541**

Endowment Fund Status as of 12/30/22 (per Lenore)

Total Amount in Endowment (include recent withdrawal)	667,177
less for upcoming Lad Griffith Annual Payout	(46,289)
	<b>620,888</b>
Corpus (value of donations)	555,770
Corpus plus 10 % (Not available to Withdraw, per Endowment Committee)	(611,347)

**Projects Completed:**

	<b>Total Work Completed</b>	<b>Targeted Donations Received</b>	<b>Endowment Funds Used</b>
<b>Phase 1: Safir Room, adjacent skylights, mold study, etc.</b>	286,988.33	0.00	286,988.33
<b>Phase 2: Furnace, Gas piping, Cottage</b>	171,973.01	66,074.22	105,898.79
<b>Phase 3: Rafter Tails</b>	110,704.50	53,992.00	56,712.50
<b>Phase 4A: Ventilation, Bathroom Refresh and consultants</b>	127,559.30	60,000.00	67,559.30
<b>Phase 5: To Be determined</b>	TBD	TBD	TBD
	<b>697,225.14</b>	<b>180,066.22</b>	<b>517,158.92</b>

**Available for Next Phases**

Available - Still in Endowment Fund	9,541
Withdrawn from Endowment	625,000
Spent on Capital Projects from Endowment Withdrawal	(517,159)

**\$ 117,382**

**Future projects Under Discussion in Building and Grounds Committee**

Furnaces - Heat Pumps?	<b>135,000.00</b>
Board Authorized Furnace Replacement, but B & G recommends change to All Electric which will require enlarged Electric Service	
Electric Service Upgrade (required for some of Heat Pumps)	<b>100,000.00</b>
Private Sewer Lateral (required by 2026 to Close out Permit)	<b>150,000.00</b>
Other	<b>TBD</b>

**Phase 4 - Approved by Board 3/3/2021 to fund from Endowment Funds** **230,000**

Sanctuary Windows with Operable Sash  
 Atrium Bathroom Ventilation & Finishes  
 Heating Systems Social Hall and Music Room (heat pumps not mentioned)  
 Design Costs for bathrooms and other

**Phase 4A - Net Cost from Endowment (after Targeted Donation)** **67,559**

**Total Project Cost** **127,559**

**Ventilation Fans - Sanctuary & Toilet Rooms** 37,208

Legacy Mechanical Contract	26,400.00
FARD Mechanical Design Review and Planning	9,803.50
Misc UUCB HVAC Specific Costs	1,004.46
Access Panels Materials	

**Ventilation Control System (Sanctuary, Social Hall, Fireside Rooms)**

Legacy Mechanical Contract	56,195.00	71,344
Music Room Furnace Asbestos Abatement	1,100.00	
Additional Work	14,049.00	
Service and Boiler Room (not included)	8,872.05	

**Atrium Bathroom Refresh and Study Long Range Options** 19,007

Toilet Partitions	6,361.00
Misc Bathroom Purchases (paint millwork, lighting, etc.)	7,240.34
<b>Devine Architects (Pat Cousins)</b>	
Plan for future restrooms	2,209.00
Window design issues	3,197.00
<b>UUCB Labor</b>	
Labor charged to general maintenance	0

**Targeted Donation for Controls** **(60,000)**

**Phase 4B -Heating - Heat Pump Option - ROUGH ESTIMATE  
 (Electric Heat and AC)**

Cost for heat pumps (incl Sanctuary) - Based on prior bids  
 Upgrade Electric Service for Heat Pumps (NEED TO VERIFY!)

informed estimate	135,000
"Guess - TBD"	100,000