

St. Jerome Building and Grounds Sub-Committee Minutes for December 16, 2010

In attendance: Father David Blanchfield, John Davis (chairperson), John Kuczo, Dan Loch (Finance Committee representative)

Fr. David began the meeting at 7:50 pm with a prayer for the parish and for the work of the committee.

Parish Areas Considered

BIDS FOR REPLACEMENT OF SCHOOL BUILDING WINDOWS

- John O has received bids for replacement of the old, original-equipment school building windows, but was not at the meeting.

CULPEPPER FOUNDATION

- Fr. David was contacted by the Culpepper Foundation about a possible year-end grant. He will submit a proposal that will be used to help fund the replacement of the school windows.
- Other grant proposal items suggested were the installation of a grease trap in the church hall kitchen and of on-off lighting switches in the church hall hallway (vs. using the church hall hallway fuse box as on-off lighting switches).
- Fr. David hopes for approximately \$15,000.00.

CHURCH ROOF REPAIR

- Pursuing the plan to repair the roof in sections as we can afford, we discussed doing the west side, the left front roof, first at a possible cost of \$7,000. The church roof is about 90 feet by 70 feet by 30 feet.
- The school building roof was re-roofed at a cost of approximately \$64,000.

HVAC / JOHNSON CONTROLS

- It was determined that it is too costly to replace the pneumatic HVAC control system with a low-voltage electrical system due to the expertise and very considerable labor involved, especially since the current pneumatic system still works.
- The Johnson Controls service contract is up in February 2011. We will continue to seek out an alternate and less-expensive supplier.

SEPTIC SYSTEM

- It was suggested that Dexter Sutherland's pumping out of the septic tank (at a cost of \$1,000 each quarter) may be expected since the system could be experiencing about ten times as many toilet flushes a day as a residential home, given the toilet usages of Busy Bodies Daycare.
- Installing a grease trap in the church hall kitchen as soon as possible should relieve some stress on the system.

- John D will call Tom Cahill and Kaiser-Battisone or Dexter-Sutherland for costs for video inspection of the system's feeder pipes.
- Discussion continued about getting costs for extending the school building line through the front parking lot to connect to the city sewer system, while leaving the rectory on the current septic system.
- Fr. David will ask Jeff Spahr who to ask in the Norwalk city government about hooking to the city sewers.

CHURCH HALL DOWNSTAIRS HALLWAY FUSE BOX

- As previously mentioned, plans remain to get three bids to install an actual on-off switching system for the church hall lights as a replacement for the current fuse-box on-off system. John D estimates it will cost \$5,000.

CHURCH HALL KITCHEN GREASE TRAP

- As previously mentioned, installing a church hall kitchen grease trap is a priority.

MASONRY - CHURCH FRONT CEMENT STEPS

- The need to re-do the severely-cracked cement front steps to the church led to a continued discussion of the idea to raise money for the work through fundraising pavers with a family's or an individual's name on the paver.
- Donations suggested were \$100 for a brick with an individual's name and \$500 for a paver with a family's name.
- Such fundraising also might fund the Future Plan (see below) for a church hallway extension as a new multi-purpose room.

RECTORY MOLD

- John K repeated the need to address the rectory inside mold and to examine any evidence of spongy wood behind the shingles on the second floor of the rectory outside Fr. Joe's study.
- John K will call Mike Frederick about this. Mike did the rectory exterior painting.
- The 1999 rectory interior renovation did not include the second floor.
- Mazur HVAC also will inspect for mold when they come to examine the pneumatic controls system.

Future Plans

EXTENSION OF CHURCH HALLWAY - FUTURE MULTI-PURPOSE ROOM

- Intentions remain for building a future multi-purpose room (to serve for a "crying room" and for various other activities) to be built onto the front of the current church hallway (the hall between the church and the school building) and extending into the area now occupied by the grassy area and small pines to the right-front of the church main steps.
- It was decided to get the current church systems and buildings up to par first and then to pursue this extension.

Steps to Come

IMMEDIATE

Specs need to be developed for immediate bids for work on the:

1. church roof
2. church hall kitchen grease trap
3. church hall hallway on-off switch panel
4. school building windows.

NEXT

Specs next need to be developed for bids for work on the:

5. septic system
6. church front steps masonry
7. rectory mold.

The meeting ended at 8:45 PM.

The next meeting is Tuesday, January 11, at 7:30 pm in Room 5 of the school building.

Submitted by:

Dan Loch, Building & Grounds Committee Secretary

January 3, 2011