

Saint John Vianney Catholic Church
Buildings and Grounds Committee

Subcommittee to Finance Council

Meeting Minutes

September 11, 2014, at the Parish Center, 6:30 PM

Members please put the following dates on your calendars for future meetings:

November 13, January 8, March 12, and May 14

Ex Officio Members		
Fr. Ken Knippel	Pastor	
Rob Mitchell	DAS and Facilities Administrator	
At-Large Members		
Mike Reiels		Term Expires 2017
Gordy Gaeth	Vice Chair	Term Expires 2016
Patrick Connolly		Term Expires 2016
Todd Prudlow	Chair	Term Expires 2015
Mark Herr		Term Expires 2015
<i>(vacant)</i>		Term Expires 2017
Charles Landey	Secretary	Term Expires 2017

Call to Order

The meeting was called to order by Todd Prudlow, Chair.

Attendance

In attendance were: Gordy Gaeth, Rob Mitchell, Patrick Connolly, Todd Prudlow, Mark Herr, and Chuck Landey.

Opening Prayer

We began with an opening prayer.

Minutes of Prior Meeting

July 10, 2014, minutes were approved as written.

The Secretary noted for the record that Pastor recently circulated revised B&G Committee guidelines to each member.

Old Business - Air Conditioner Replacement

The new chiller is in operation and works per plan. The system is run on temporary thermostats, the digital controls to follow by around the 19th of September.

Rob reported that he is considering two extras, one for controls for the two cry rooms, the other for actuators for the intake and outflow dampers. The total would be \$8,400. These were approved as Rob and the committee agree that these were both outside the scope of the contract as written.

Mark pointed out that we cannot do a final test this month, due to climate, but this must await the summer. Rob replied that there is a one-year warranty on the project.

Parking Lot Bids

Consensus was to go ahead with the limited project to remove the parking lot planters, as they can cause more liability (to vehicles) than the cost to remove them.

Rob asked Gordy to bring three questions to the City of Brookfield:

- Do we need curbs.
- Do we need to expand the footprint of the curbs so that the permeable area remains the same.
- What kind of greenery.

Bidders do not recommend that trees be salvaged.

Rob has been scoping more comprehensive parking lot repairs for the year 2015, including sealing and striping. A suggestion was made to the effect that we remove the existing planters to grade before the winter but hold off on curbs, etc., until the Spring as a part of the possible comprehensive repairs. It was pointed out that typically the City gives a year to complete this sort of project. There was some discussion, which Rob will take under advisement.

Asbestos Inspection

Completed. No change to existing practices. School parents to receive routine notification.

Concrete Flatwork

The sidewalk to the parish center entrance is pitted and uneven. Fr. Ken would like the entire slab replaced in the Spring and the surrounding area relandscaped to keep chips off the walkway. This could be added to the parking lot island removal contract. Also, the now unused west air conditioner enclosure can be removed when time and funds are available.

Landscape

It was decided not to replace the dogwood trees at the extreme southwest corner of the campus. Only to remove stumps (as necessary) and clean up the site.

We will consider aeration of compacted lawn surfaces, as needed, in the Autumn of 2015.

A tree needs to be removed at the southwest part of the property. Most likely, the existing landscape contractor will be given the work after a second comparative bid.

There are a large number of ash trees at risk to the emerald ash borer, once the borer, now within five miles, comes to within one mile. Although the treatments cannot be guaranteed, given what is at stake – more than two dozen ash trees – we will review the information in the following link and make a recommendation regarding treatment next Spring.

http://www.emeraldashborer.info/files/multistate_eab_insecticide_fact_sheet.pdf

Further HVAC Repairs

Butters-Fetting has recommended an additional \$5,900 in repairs:

- Replace the existing air over water compression tank with a bladder type expansion tank for the church boilers.
- Relocate the bypass filter to the other side of the pump.
- New ¾-inch backflow preventer. No backflow preventer will be installed unless chemical water treatment becomes necessary. This work must be done by a licensed installer.

This work will be done.

Roof Leak

A roof leak over the 4th Grade classroom hopefully has been repaired.

Sanctuary Floor Tile

Fr. Ken has recommended that the replacement floor tile be placed in a pattern, rather than just replacing the broken stock.

An alternative has been presented, which is to salvage matching tiles from the top tier of the musician's platform, which are believed to be easy enough to lift. These can then be replaced with the near-match that has been found. Members adjourned to the sanctuary to view the area.

Respectfully submitted,



Charles N. Landey, Secretary