

Saint John Vianney Catholic Church

Buildings and Grounds Committee

Subcommittee to Finance Council

Meeting Minutes November 9, 2017, at the Parish Center, 6:30 PM

Members: Please put the following date on your calendar for the next meeting: January 11, 2018.

Ex Officio Members		
Fr. Ken Knippel	Pastor	
Robb Lied	DAS	
Members		
John Benson		Term Expires 2018
Mike Reiels		Term Expires 2020
Patrick Connolly		Term Expires 2019
Todd Prudlow	Chair	Term Expires 2018
Mark Herr		Term Expires 2018
Gordy Gaeth		Term Expires 2020
Charles Landey	Secretary	Term Expires 2020

Call to Order

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

Attendance

In attendance were members: Fr. Ken Knippel, Patrick Connolly, Robb Lied, John Benson, Mike Reiels, Mark Herr, Todd Prudlow, and Chuck Landey. Gordy Gaeth was excused due to another commitment.

Opening Prayer

The meeting began with prayer. We read and discussed Matthew 25:1-13, the Parable of the Ten Bridesmaids.

Minutes

Minutes of the September 14th meeting were approved.

Continuing Business – HVAC Maintenance

Robb Lied announced a maintenance contract for church HVAC to Dillett Mechanical Service, a company in Waukesha. We will explore adding the parish center boiler (which is located in the school) to this contract. Robb is very unhappy with the condition of this boiler.

In church building Boiler #2, the heat exchanger has been changed out and the water quality issue has been repaired.

Our major HVAC problem is the thermocouple on the new chiller. There is a dispute as to whether the thermocouple is covered under the parts warranty. Mike and Robb agree it should be; contractor does not. In any case, the labor, not covered, may turn out to be the major expense. Mike is looking into the warranty issue.

At the parish center, one rooftop unit to be replaced November 13th of this year. The other two units should be seen as due for replacement.

The parish is exploring adding parish center HVAC to the new Metasys system controlling church HVAC. This appears feasible as the Metasys system is expandable, per Mike. New thermostats would be required. It may be both possible and necessary to make a wireless connection.

Continuing Business - Report of the Building Committee

December 24st is the target date for all work. School facilities are open but need furniture and punch items and some finishing. Church narthex exterior is closed in; therefore, interior work has been started. Driveways paved at both new entrances, church and school. Work finished in chapel including miniature lights above stained glass windows. Way way way good is the new tile work by the baptismal font:- artistically creative, well crafted, blends in as if meant to be.

The building committee is quite pleased with the construction manager's as-builts. Filing these as-builts will of course be the parish's responsibility. Robb is actively working on a file locations and protocol.

Water Intrusion

On the whiteboard, Robb sketched a solution to the water intrusion problem by the parish center northeast stairwell. His solution will consist of building up the grade to slope away from the building. Near the building, we will place a low landscape wall to hold the new grade, just a couple of courses. From that wall to the building, fill in with gravel.

Unfortunately there is a bit of a problem. Robb is unsure where the parish center roof drains go to. There is white piping around the building but it's unclear what the connections are.

Parish Center Elevator

We will stay with Otis; however, automatic renewal of the contract will be cancelled. See also Capital Improvements running List.

Continuing Business - Capital Improvement Running List

The following items from the running list are approved for implementation and will go forward to the proposal stage:

- Rectory windows.
- Rectory driveway.
- Rectory garage floor.

These will be funded by a previously unanticipated yield from our endowment.

Additions to capital needs list:

- Rectory kitchen update – lower priority.
- Two parish center rooftop units – higher priority.
- Major reconditioning of parish center elevator, 5 to 7 years out. Discuss January 2018 meeting.

Waiver of Lien

No further discussion. The issue is still in progress after discussion at the September 14th meeting.

Respectfully submitted,



Charles N. Landey, Secretary