

# Saint John Vianney Catholic Church

## Buildings and Grounds Committee

Subcommittee to Finance Council

Meeting Minutes March 15, 2018, 6:30 PM

**Members: Please put the following date on your calendar for the next meeting: May 10, 2018.**

<b>Ex Officio Members</b>		
Fr. Ken Knippel	Pastor	
Robb Lied	DAS	
<b>Members</b>		
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: Robb Lied, Mike Reiels, Mark Herr, Todd Prudlow, and Chuck Landey. Gordy Gaeth, John Benson, and Patrick Connolly were excused due to other commitments. Fr. Ken Knippel was excused due to an ongoing commitment to another group on Thursday evenings.

### *Guest*

Nick Inkmann, new to the building staff, was welcome as a guest.

### *Opening Prayer*

The meeting began with the prayer from Doors to Our Faith.

### *Minutes*

Minutes of the November 9, 2017, meeting were approved.

### ***Continuing Business – HVAC Maintenance***

The church chiller's thermal expansion valve has failed and will be replaced with an electronic expansion valve at considerable expense for part and labor. This part is not covered under the warranty. The new part is readily available but labor bids must be evaluated soon due to the time of the year. Warranty on the new part will be one year.

### ***Continuing Business – Narthex and Related Construction Completion***

The Building Committee has been disbanded. Punch list and warranty enforcement are both handed over to B+G.

Substantial completion before last Christmas was accomplished and electronic as-builts are on file. Remaining items include final landscaping and pavement on a seasonal basis, and new locking and security at the school south entrance.

Nick and Robb have compiled a lengthy punch list and continue to search for issues such as paint touch-up. As we are approaching 90 days after substantial completion, punch list work is coming due or is overdue.

B+G will be responsible for a warranty walk-through around November of 2018 as the one-year warranty period will approach.

A major defect has been identified, which is puddling in the school main entrance plaza. Other than replacement of the slabs, there is no evident solution. In order to achieve the standard minimum 1:50 slope it may be necessary to remove the raised curb so that the plaza can slope toward the drop-off driveway, replacing it with a flush gutter.

### ***New Business – Sanctuary West and North Walls***

The second-level sanctuary brick flashing is failing. These areas can be identified as the high, small windows to the left and the right of the pews. Patching, caulking, etc., are not seen as a solution; rather, these areas must be reconstructed, along with tuck pointing and weep holes. Along with this work, stone pieces of the chapel tower should be cleaned. We are looking at about \$100k of borrowed money.

### ***Water Intrusion***

On the whiteboard, Robb sketched a revised solution to the water intrusion problem by the parish center northeast stairwell. The new solution will be timber sleepers and timber courses, closer to the building than Robb's original proposal for masonry courses. Robb stated the revision will be cheaper, more effective in a north-wind rain event, and faster to install. However the life span may be as little as twenty years; the previous, more expensive, was indicated as permanent.

### ***Continuing Business - Capital Improvement Running List – Rectory***

Window replacement, garage floor, and driveway are all funded. There was some discussion on how much money to spend on window replacement, based on whether or not the parish will keep the building or else put it on the market for sale. Given the market for this level of home, there would likely be no payback for spending more on windows. The consensus was that we are more likely than not to keep the building; As such, a decent quality of window should be installed. On that basis, review of proposals will be finalized.

For the garage floor and driveway, a cost-effective proposal for a concrete – not asphalt – driveway is being reviewed. It will also be helpful to grade the lawn for drainage toward the street. In both the driveway and the garage floor, joints will be sawn in.

***Continuing Business - Capital Improvement Running List – Other Than Rectory***

Five capital needs were discussed:

**Priority One:** Activity Center flat roof replacement. Funding: present proposals to the Finance Council, \$72k.

**Priority Two:** Tree removals, stump grinding, pruning for visibility. These trees are conifers along Calhoun property line and at Calhoun/ Gebhardt, \$7k.

**Priority Three:** West playground drainage. It was suggested that the west playground area be surveyed for grades before we attempt drainage revisions. It is possible that the best solution be rebuilding the playground at a higher grade. For funding, present a \$20k proposal to Bids for Kids.

**Priority Four:** Cafeteria unit heat exchanger. Or replace entire unit. \$10.3k or higher.

**Priority Five:** Pianos. Sanctuary piano will need a rebuild, \$30k. It was suggested to solicit a dedicated donation. The rehearsal room piano is of no great value, just keep it going until it needs to be replaced.

Respectfully submitted,



Charles N. Landey, Secretary