

**ST. FRANCIS DE SALES BUILDINGS & GROUNDS COMMITTEE
MINUTES JUNE 4, 2014, MEETING – 6:30 P.M.**

PRESENT: *Building & Grounds Committee / Mike Johnson, Phil Hall, Julie Dantuma, Bob McDonald, Barry Lamb Sr. & Ken Etten*

1. *A question was raised regarding C & D Landscaping's schedule for mowing the lawn around the Church. As we enter the summer season and more weddings are taking place, it was felt that it was important for the lawn to be mowed nearer the weekend. Mike Johnson will check with C & D on adjusting their schedule.*

2. *Last month there was a request from the Home & School parents for permission to install landscaping around the School sign on the north side of the building at no cost to the Parish. Mike Johnson reported that the electrical feed to the sign had been repaired but that the control switches at the base of the sign were very close to the ground. This would make it difficult to add landscaping and the Building & Grounds Committee agreed that adding landscaping would not be a good idea. Mike did indicate that the dead tree near the northeast corner of the School would be cut down and that the "Green Team" was considering planting a new cherry tree in that location.*

3. *Additional work needs to be done on the west side of the Church to mitigate water infiltration into the Basement. The site was restored, sod installed and the gas meter straightened but there has been settlement of the backfill adjacent to the Church. Once School is out, Chris Weber will pour a new concrete cap slab along the west wall similar to the slab that was installed on the south side of the Parish Center.*

4. *A sink hole recently appeared in the upper parking lot caused by the collapse of an old cistern beneath the lot. Mike Johnson reported that Chris Weber filled the sunken area with compacted gravel fill and topped it with a reinforced concrete slab. Mike also noted that there was a minor gas leak at the south side of the upper lot but that it has been repaired.*

5. *Mike Johnson said work is underway to upgrade the lighting at the Main Altar and Side Altars. The estimated cost from Laser Electric for materials to replace the existing incandescent fixtures mounted on brackets with new high-efficiency LED fixtures was \$1,560.00. This would include new dimmer units that would allow us to adjust lighting levels for various services. Laser would provide the fixtures and equipment and Adams Electric would do the installation.*

6. *Mike Johnson will install heat tapes this fall to prevent ice build-up on the north side of the Day Chapel and add extensions to the downspouts to reroute water from the main Church roof off the Day Chapel roof.*

7. *Julie Dantuma got bids to raise the fencing on the Upper Playground behind the basketball nets to prevent balls from going into the neighboring property. She reported getting a quote of \$680.00 to raise the fence behind the basketball backboard plus \$1,035.00 to close the fence at the corner of the upper lot for a total of \$1,715.00. The question was raised as to the proper procedure for getting approval for this project and where the funds would come from. While the Buildings & Grounds Committee agreed the project should proceed, the matter of approval and funding has yet to be resolved.*

8. *The Parking Lots have developed a number of serious cracks over the years that were compounded by the severe winter and several drainage issues. Phil Hall contacted Rabine Paving who provided a detailed "ballpark" estimate to mill and resurface the Main Parking Lot, do crack filling on the Upper Lot, and do additional asphalt patching on the Upper Lot. The estimate for this work was \$92,488.30. While this project needs to be addressed soon, it will have to be put on hold until it is determined that Parish funds are available.*

9. *Recently Phil Hall spoke to a Parish member who is a painter to get an estimate on repainting the interior of the Church. The rough estimate to do basic repainting of the interior of the Church without significant decorative detailing was between \$75,000 and \$85,000 for preparation, one prime coat and two finish coats and could require closing the Church for up to a month. This project is on hold until the new Stewardship Committee is formed to establish funding and the Restoration Committee meets to determine the level of interior repainting and detailing required.*

10. *Mike Johnson said that while he had not found any live bats recently in the Church, he had contacted the bat removal contractor, Advanced Wildlife Control, to do a follow-up inspection of the Church buildings. He had not yet heard back from them yet but will continue to call to schedule an inspection.*

11. *The B & G Committee discussed the condition of the existing heating system in the School. Given the age of the steam and hot water boilers and the connected equipment, the Buildings & Grounds Committee feels there should be a budget item established to set aside funds for eventually replacing one or both boilers. Mike will contact Vorpagel Heating to get estimates on replacement costs for budget purposes.*

12. *In a related item, we recently discussed getting estimates for adding air conditioning to the School classrooms. Several options exist, including window units and individual packaged thru-wall units, but the consensus was to contact Vorpagel Heating to discuss options, the potential need to upgrade the electric service and the costs involved.*

13. *Recently Julie Dantuma asked about reviving the discussion on Memorial Bricks. This idea had been raised previously by other parishioners and Julie felt that we might want to revisit this as a fundraiser and a means to create a small Shrine area on the*

west side of the Church. The Buildings & Grounds Committee supports the idea and it was our understanding that the Parish Council had no objections. *Julie will continue to get more information on the pavers. We also need to contact a parishioner with landscape design expertise to develop an updated landscape plan for the potential shrine / paver area and the lawn on the west side of the Church.*

14. *Head Custodian Mike Johnson gave us an update on several "summer projects" that he plans on addressing and several other potential repair projects in the future:*

- *Mike will proceed with painting the ceiling in the Vestibule with the special sealant paint provided by the asbestos abatement firm.*
- *Now that the mold and asbestos abatement work in the Church basement is finished, he will complete the clean-up and install new shelving in the Storage Rooms at the bottom of the stairs.*
- *Last month, Mike said we need to install new "intruder locks" in several areas in the School including the Gym, Cold Storage Room, Boys' and Girls' Locker Rooms and the Storage Closets within the Locker Rooms. These are intended to provide better security in the event of an intruder entering the building.*
- *Mike will start a five-year cycle program for painting Classrooms. He plans to repaint three Classrooms a year over a five year period, starting this summer with the 4th, 2nd and 5-K classrooms.*
- *The concrete steps at the front of the Church need repair, specifically where the railings are anchored into to steps. Mike will check with Chris Weber to get recommendations and estimates on repairs.*
- *Some of the landscaping between the front stairs and the Church is getting overgrown and need to be cut back and/or replaced. We will contact Pam Lenon for recommendations on the planting and Mike may do some trimming where needed.*
- *The St. Francis de Sales statue at the front of the Church and the Mary statue in the planted area to the west of the Church are deteriorating and need repairs.*

The Building & Grounds Committee Meeting adjourned at 7:50 P.M.

The next regular Building & Grounds Committee meeting will be on Wednesday, July 2, 2014, @ 6:30 P.M. in the Parish Hall.

*Submitted by Ken Etten
(T) 262) 248-8391 ext. 12
E-mail: ken@mccormacketten.com*