

# SFds Renovation Committee Meeting

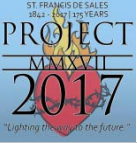
Date: 2/1/16

Attendees: M.Cucco, Fr. Jim, K. Alder, D. Braun, M. Deane, K. Etten, P. Hall, R. Lemke, K. Murray, T. Murray, N. Vorpagel, F. Zappitelli, L. Zappitelli

Absent: B. Ring, P. Sassano, E. Gallagher

Guests: Lupita Duran

Items From 1/18/16:	Name	Timing	Status
<p><b>Requirements for Kick Off:</b> Waiting to see if we can move ahead with finance planning / fundraising. Need feedback / permission from archdiocese to move forward. Also need to understand the requirements (amount of committed funds before moving forward with contracts, etc.) Archdiocese should be able to get a representative to speak to us personally about requirements.</p> <p><b>Update: 1/20/16:</b> Contacted Mark Kemmeter from the Office of Planning of the Archdiocese of Milwaukee to see what we need to do to move ahead with the restoration project. The proxies needed for a project are done in steps.</p> <ul style="list-style-type: none"> <li>• <u>Form A</u> has to do with the feasibility study of the physical plant, and we were granted permission for this. This feasibility study was completed in 2012.</li> <li>• <u>Form B</u> has to do with the hiring of an architect. At the time we sought permission to contract with Stempers, and permission was granted, but we did not contract with them. If we choose a different company, we will need to <u>re-submit form B</u>.</li> <li>• <u>Form C</u> has to do with seeking permission to continue the process for the renovation project, and</li> <li>• <u>Form D</u> has to do with seeking permission to implement the project according to the final plans.</li> </ul> <p><u>Permission to begin fundraising</u> is not included in any of the above mentioned forms. It is done through a <u>letter to the Archbishop signed by the pastor and trustees</u>. Martha Cucco Fr. Jim will work on a draft of the letter and run it by the trustees for input. The Archbishop does not require the hiring of a liturgical consultant, though Mark Kemmeter mentioned that a liturgical consultant can be very helpful in educating the people of the parish during such a project.</p>	<p>Fr. Jim</p> <p>Fr. Jim</p> <p>Forms B-D TBD</p> <p>Fr. Jim &amp; Martha</p>	<p>1/20/16</p> <p>TBD</p> <p>ASAP</p>	<p>Initial call completed –</p>
<b>Church / School Funding</b> Finance summary will be in the bulletin this week.	Daryl	2/24/16	Complete
<b>Surveys</b> Martha will see that respondent names are removed from the website survey report.	Martha	2/1/16	Complete
<b>Organ</b> quotes were used / new – various electronic options. <b>Update: 2/1/16:</b> Presented quotes from Triune Music - 4 different options (used / new) organs. Price range \$49,000-\$145,000. Hybrid organs can be expanded to accommodate pipes later. Keyboards could be remote from the console but need to consider electric requirements. <u>We should obtain bids from 3 different sources.</u>	Michael	Ongoing	
<b>Design &amp; Painting Bids:</b> Provide CAD drawings to the design firm to help with design of space.	Ken	Completed	
<b>Technology upgrades</b> of medium importance in survey. We currently don't really have estimates on this. <b>Update 2/1/16:</b> Feeling is that we can make do for now - not critical but there may be some lower cost options available (TV screen, portable microphone system, etc.)	N/A	N/A	
<b>Parking Lot:</b> Building and Grounds Committee has several ideas / quotes under evaluation for parking lot. Phil Hall will be coming to a meeting to explain. Estimating at the very least \$100k. <u>Questions posed:</u> Can the drainage utilize tiles that tie into the city system Can we keep "more greenspace" in mind? <b>Update: 2/1/16:</b> Survey is complete, but Troy Weis is working on proposals. Committee inquired whether firm costs could be available within 4 weeks.	Phil H.	2/29/16	
<b>New Fire System</b> is insurance requirement (systems need to be connected between buildings.) Estimates are being developed.	Ken / Phi/Mike Johnson	2/15/16	
<b>Music space</b> improvements – Changes to make the space more efficient and safe, less distracting to the service.	Michael & choir members	TBD	

<b>Electrical system in parish center</b> – get evaluation / input from electricians on need / cost.	Phil H.	TBD	
<b>Stained glass windows:</b> Bat removal service rep mentioned the leaking / melt coming in from the bell tower. Should be brought up as a need to repair. <u>Fr. Jim to look for drawings from 1958</u> to see if they can provide more insight.	Fr. Jim	TBD	
<b>Project Name:</b> Project MMXVII 2017 <b>Update: 1/31/16:</b> Logo published in bulletin and website 	Fr. Jim / Nick	1/31/16	Complete
<b>Outreach program:</b> Ties the project together with some community programs. Survey feedback suggests this be treated separately. Needs to have more framework – could give the project a greater sense of purpose.	Fr. Jim	TBD	
<b>New Items 2/1/16:</b>	<b>Name</b>	<b>Timing</b>	<b>Status</b>
<b>Design Firm Presentations:</b> Conrad Schmitt <a href="http://www.conradschmitt.com/">http://www.conradschmitt.com/</a> Daprato Rigali Studios <a href="http://dapratorigali.com/">http://dapratorigali.com/</a> Inspired Artisans <a href="http://www.inspiredart.com/">http://www.inspiredart.com/</a>  <ul style="list-style-type: none"> <li>Separate Notes related to visits.</li> <li>Request <u>references</u> from each – assign follow-up responsibility</li> <li>Create decision <u>Matrix of key Attributes</u> for design firms <ul style="list-style-type: none"> <li>Noted that it will be difficult to do a 1:1 comparison (costs, skills, etc.) due to differences in approach. More important to decide what is most critical for our project and determine best match.</li> <li>Use of local vendors? Ability to substitute materials? Other considerations?</li> </ul> </li> <li>Suggesting that committee members <u>visit some local examples</u> of work to compare. Plan visits to sites to view work</li> </ul>	N/A  Katie Alder Fran  Kathie	1/29/16 2/1/16 TBD  TBD 2/15/16  2/15/15	
<u>Conrad Schmitt</u> 1/29/16 (Gunar and Heidi – siblings / owners) Milwaukee area / national founders of ACLS Assoc. of Consultants for Liturgical Space <ul style="list-style-type: none"> <li>Various options in terms of who acts as the contractor (SFdS or design firm)</li> <li>\$3-\$5k design fee and markup on subcontracting</li> <li>3 bids are required on each major piece of the project <ul style="list-style-type: none"> <li>Noted that one higher bid could partially offset cost of another (i.e. more scaffold = less paint labor)</li> <li>Typically works with very reasonable costs for pews Gunder – IA</li> </ul> </li> <li>Would need to write a spec for each phase</li> <li>Recommends wash/patch/<u>fiberglass (polymer)</u> vapor barrier for walls (<u>\$40k extra</u> over normal gripper paint). Fiberglass mesh has been in use since mid 1980-s – est 1000+ projects. However current paint layers may be incompatible.</li> <li>Roof should not be an issue (redone with FIOF funds within last 5 years) Heavy asphalt / new ridge vents</li> <li>Painting has very large range \$200-\$400k depending on detail, gold leaf, etc.</li> <li>Interest in some form of Communion Rail to control flow (recent trend to create holy space.) Emphasize focus on Tabernacle</li> <li>Timing targets are achievable – some demolition and build work can be done in advance.</li> <li>Ken provided significant insight into existing design and material issues due to his previous involvement in parish projects.</li> <li>Used for Basilica St. Josaphat Milwaukee, St. Hyacinth Chicago, Gesu Marquette, Holy Hill, etc. – see website. More extensive experience (How important are we to them? How many other projects while they are working on SFdS?)</li> </ul> <u>Rigali</u> 2/1/16 (formal presentation by Michael and Lisa Rigali – siblings / owners) Chicago area <ul style="list-style-type: none"> <li>Specialize in Marble, Plaster repair, Statuary build / refurb, liturgical consult, Stencil, Wood, Glass. Less subcontracting than their competition. 40 employees</li> <li>As general contractor they will handle reference checks, coordination of subs <ul style="list-style-type: none"> <li>Hamlin – Richmond, IL used for kneelers</li> </ul> </li> <li>Claim no mark up on subcontracting (electrical, plumbing, etc.) Will guarantee price – within range if there are questions about condition / contingency.</li> </ul>			

<ul style="list-style-type: none"> <li>• Timing targets are achievable. Easier to guarantee if church is closed, but are willing to do some work-around. Need firm plans by June.</li> <li>• Used by St. Bens, St. Peters Volo, St. Pats McHenry, St. Gregory &amp; Holy Name Chicago, etc. – see website</li> <li>• Recommends more limited use of fiberglass mesh.</li> <li>• Works with main committee point person to communicate back to committees. Recommends smaller committees (i.e. colors, space design, etc.)</li> <li>• Preliminary floor ideas include vinyl wood look product under the pews. Aisles can be carpet or tile with borders. Noted that asbestos under current tile is less expensive to correct than it was years ago. May not need to remove tile.</li> <li>• Showed good example of brochure to help raise \$ for specifics of the restoration.</li> </ul>			
<p><b>Timing:</b></p> <ul style="list-style-type: none"> <li>• Review Key Events Funding Calendar with M.Garcia (Walsh) Initial proposal seems aggressive. (Kick-off Memorial Day – Complete by Labor Day.)</li> <li>• Add key dependencies to list <ul style="list-style-type: none"> <li>○ decision on Design Firm</li> <li>○ Renderings</li> <li>○ Formal \$ Goals</li> <li>○ Other</li> </ul> </li> </ul> <p><i>Work must be complete for wedding / summer season</i></p>	Martha / ALL		
<p><b>Budgets:</b> Prioritize items by survey weight and assign costs (spreadsheet est. \$1.4 million)</p> <ul style="list-style-type: none"> <li>• Determine contingency fund</li> <li>• Formal / Stretch \$ Goals / (may be different than Budget)</li> <li>• Define use of anything raised in excess of goals (i.e. Boiler replacement, general capital, etc.)</li> </ul>	Daryl / Fran	2/15/16	
<p><b>Financing:</b> Fundraising won't be done before contracts are signed for 2017 completion. Determine Archdiocese required minimum balance raised before the parish can move forward. (% Cash on hand vs. Pledges)</p> <p>Also review payment plans available through the contractors vs. Bank.</p> <p>We need to <u>compile a comprehensive list of detailed requirements and bids.</u> <u>Get copies</u> of all bids for file.</p>	Fr. Jim / Martha (see above)		
<p><b>Miscellaneous Idea List:</b></p> <ul style="list-style-type: none"> <li>• Restoration / Relocation of Our Lady of Guadalupe (\$8000 funds from Contemp choir)</li> <li>• Better use of Space: Side Chapel, Parish Library, Breezeway, East side alter storage,</li> <li>• Repurpose Marble: Kneeling Wall, Aisle borders, engraved donor blocks, window sills, ambo top,</li> <li>• Relocate Mary &amp; Joseph</li> <li>• Photo documentation of parish history and stages of 2017 renovation</li> <li>• Donor brochure – itemized gift opportunities</li> </ul>			
<p><b>Marketing / Communication:</b> Parish vote on renderings determined to be a challenge. Parish will be informed of progress through bulletin, Facebook, website, and a regular "<u>Blog</u>". General meetings also open to parishioners – continue to publish dates / times.</p> <p><u>Communicate Objectives of project</u> (Maintain or revert back to original gothic design intent, maintain or repurpose sentimental items gifted – stations, statues, marble, crucifix, etc.) Other ways to help congregation understand / support decisions. Introduce committees and members, describe consultative roles under Fr. Jim.</p>	Martha / Laura	TBD	
<p><b>Next Steps:</b> Determine at Next Meeting (Define Subgroups, Key Decisions, Objectives, etc.)</p> <ul style="list-style-type: none"> <li>• Summarize 3-4 separate proposals of approach</li> </ul>	Nick	2/15/16	
<p><b>Next meeting.</b> 2/15/16 Meeting dates/times need to be communicated (bulletin / website)</p> <p>Michael Garcia – Initial Organization Visit 2/29-3/2/16 (confirm timing)</p>	Martha	2/15/16	