

Building and Maintenance Committee
Minutes of the 12 June 2006 Meeting

Committee Members in Attendance: Adam Schneiderjan, Don Flusche, Chas Bayer, Phil Endres, David Flusche.

Guests: Ernie Martin, Mr. Jon Grime, Polk Mechanical, and Mark Hesse

Location: Community Center

Meeting was called to order by Adam Schneiderjan., Chair. Roll call, one absence, Kathryn Hicks.

Opening prayer given by Charles Bayer.

C. ACTION ITEMS

There being no minutes available from prior meeting and no agenda, the meeting continued directly to business and opening the floor to Mr. Grime.

B. PARISHONERS REQUESTING THE FLOOR

Mr. Jon Grime, Polk Mechanical

Church Heating and AC system:

Current boiler at the church is 142000 btu. Mr. Grime contacted an engineer that he has worked with in the past. The estimated cost for a full set of specs would be about \$15,000, but that full detail is probably not necessary. Based on the amount of information available at the Parish, Mr. Grime thinks that all the Parish needs is a basic plan, so the cost would most likely be around \$2500. He also thinks that the duct work is in good shape. He gave special recognition to the quality records and blueprints maintained by the Parish on the AC and Heating system. Mr. Grime could recommend an engineer to do the study.

Discussion then centered on a 'part by part' replacement of the current system as parts quit versus the installation of a completely new system. It was a consensus that a new system, in the long term, would be the most economical, particularly when considering replacement part and labor expenses as well as the utility bills.

Specific equipment functions were then discussed – air handler, restrictor plate, control systems, etc. Mr. Grime then mentioned that Polk Mechanical had a 3 piece equipment system that they had taken out from another site, and Polk has offered to value and donate it to the church. Mr. Grime did not recommend this system or process as this was a direct expansion system and because it was used, there would not be a warranty.

Adam then asked Mr. Grime to review the 2 options that were presented at the April meeting.

First option: Package chiller – There would be a chiller in place of the current cooling tower. The chiller would have all the compressors in it, would be outside and be much larger than our existing cooling tower and require a wall / fence around it. The chiller would not be a viable option for the grade school due to the amount of piping and water exposure to the building. Geothermal or a small cooling tower would be the better options for the grade school.

Second option: Cooling Tower. This would be similar to the existing setup, but with possibly multiple smaller compressors in the basement to better adjust load and assist in controlling costs.

Operating costs between the systems would not vary much. Our goal is efficiency and effectiveness and ultimately to reduce the operating costs of the facilities.

Don Flusche mentioned that he wanted to approve the hiring of an engineer to study and present a plan for the Church. Adam then asked what the Diocese process was for this type of project. Ernie told the committee that the Diocese would not disagree with spending money to have the project analyzed and a plan developed.

David Flusche made a motion to spend \$2500 to hire Mr. Ken Meline of DFW Consultants, seconded by Phil Endres. Motion passed unanimously.

Mr. Grime will have Mr. Meline contact Ernie. Mr. Grime has originals of all the system documents. He will scan the documents he has and return the electronic file as well as the originals to Ernie. Adam then requested Mr. Grime to detail what we were asking of the hired engineer. Mr. Grime responded – preliminary evaluation, heat load calculation, assist us in the design and answer questions in the equipment presented. Adam asked if there would be issues with asbestos. Ernie responded that there will be an abatement issue as there is asbestos in the system. Estimated cost would be around \$20,000.

D. BUDGET DISCUSSION

Dennis Hess of the Finance Committee has advised that our budget for the upcoming year will be \$195,000. The comment made to Adam was that our budget was originally \$75,000, but they are going to ‘borrow’ from their banked funds to provide us the \$195,000. Conversation was had regarding the amount of money, the number and size of the projects, and the time allocation in which to use the funds (one year). Concern about ‘losing’ the funds if they were not all spent in the next year was voiced. It was discussed that the B&M budget number is what gets reduced if the budgeted income is not met.

Adam would inquire if any remaining funds would ‘carry-over’.

Special notation was made that we need to get some projects started. Several members were adamant that we needed to get some really ‘important’ and high impact projects started and completed - and done right - so that the Parish will see that we are making progress and doing something for everyone’s benefit.

Ernie inquired as to how much the BMC wanted to spend on the electrical project. Also mentioned was if the improvements to the Community Center were part of the budget number. Don Flusche said that the Community Center improvements would come from the Thanksgiving Picnic – as previously discussed – and that none of our budget was for the Community Center

E. OLD BUSINESS:

Grade School – Just got the sewer line installed. The city has an inspector and that person still needs to do complete the inspection. The inspection cost is \$127 and the certificate will be good indefinitely. This should be completed by the 13th of June.

Primary electrical project – Ernie’s original estimate for this project was \$50,000. The contract has arrived from TXU and shows a cost of \$31,086.12. This will be for complete underground installation and TXU will own the transformer. TXU has also told us that they will pull down all the overhead lines when we are done. We will be responsible for putting our own pads in. TXU’s engineering department will recommend that we drill piers for the pads.

TXU has calculated that the load will increase to the high school and grade school. Based on the increase in load, TXU has reduced their initial estimate of the primary electrical installation. Ernie is still waiting on TXU to grant the Parish easement rights. TXU’s representative is still working out the details and should have everything to Ernie within a week. The price is confirmed and locked in. Don asked to see the contract when TXU submits it and Ernie agreed. Ernie says that this project will happen this summer, but that we may need to move funds from our 2004-2005 Budget (year ends June06) to our 2005-2006 Budget to help pay.

Ernie has purchased all the piping for the secondary installation and it has arrived. Adam asked about the copper wiring needed and expressed concern about the material cost increases on copper. Ernie mentioned that if copper continues going up, we could probably use aluminum wire with our load demands. All committee members adamantly agreed only to use copper wire for the project. Discussion continued regarding pre-purchasing the wire to control possible future expense. Ernie has not ordered the copper wire (est. 3000 ft) as we do not have a safe place to store it. Adam requested that Ernie look into pre-buying the wire. TXU has stated that our transformers would be aluminum or copper. Ernie noted that if we used aluminum wire it would be 750, copper would be 500, but he is also unsure of the building codes.

Adam asked Mr. Grime if the engineer, Ken Meline would know anything about the aluminum and copper wire comparison. **Mr. Grime will inquire and advise.**

Don Flusche asked if CCEC would have a better price than Mr. Poole. Ernie noted that he inquired about pricing from Community Lumber, and the place where Waylon Poole purchases his wire was cheaper than Community Lumber. He has not inquired of CCEC. Don Flusche inquired about what happened to the 3 bid system. Why did it seem we were only looking at one source??

Charles Bayer inquired about the pads. Ernie has spoken with the TXU engineer because he didn’t want his pads to tilt. Ernie will be putting piers in our pads to prevent this from happening. We are putting 6 – 4inch lines in our pad space, but TXU will put 2 – 4 inch lines in their pad space. Ernie noted that each pad will house 6 lines – allowing for each system to have a spare. There will be 2 lines (‘live’ and spare) run to each building – the Church (school would run off here), the Convent and the Community Center.

The committee emphasized that this project needed to get done. Ernie noted that he is getting there as fast as he can. However, the sewer lines had to be installed first, then the water lines (which are next), and then the electrical can get done.

Grade School Playground Project - Don Flusche asked about the old swings. It was reported that they have been removed and were given to Steven Fisher since he dismantled them.

Audio system – Speakers have arrived and they have been painted. Danny Beaver from Dude’s Music says that he will be up here in the next week, but he is running behind on installations as he is short of manpower.

David Flusche asked if at our next meeting Ernie was going to report that the speaker installation was complete and that the primary electrical installation has been started. Ernie noted that since he is unsure of when TXU plans to start or when the contracts will be complete. Ernie told TXU that we wanted the job done this summer.

Windows – Ernie reported that he spoke with the contractor yesterday. This project is temporarily on hold and behind schedule. The reason for the delay is because we ran behind on some of the things that we were supposed to do. This caused the installer to take on another job to fill his time. The installer is almost complete on the other project and will return shortly. The installer estimates it will be the end of July before he gets back, but the contract states that he has until the 15th of August to complete the project. Ernie has spoken with Adam Wolf regarding a lift that we can use to complete the project faster.

Cemetery Committee - Charles Bayer gave an update on the plans of the Cemetery Committee. The current conversation is that there will be a rock wall running the perimeter of the property. Beginning at the west end of the cemetery (where the grade starts) and going around to possibly the entrance gate – based on where the grade ends. On top of the rock wall, there will be a wrought iron gate. The committee expressed appreciation for the improvements that would be coming.

F. NEW BUSINESS:

Emergency Repairs – Ernie reported that other than the new compressor, there have been no emergency repairs, except the replacement of a belt.

School - Kindergarten and First grade will be called ‘Primary Montessori’ beginning this year. It will be in the basement of the grade school. They have requested a sink and a commode. Ernie Martin noted that the basement was below grade. Ernie presented the Diocese’s recommendation for the commode, but no price was given. The Diocese recommends a commode that will actually ‘chew’ up the sewage and pump it out in a ¾” line. The other systems he has seen are 60 gallons and don’t empty until they are full. There was no clarification of who the ‘they’ are that are requesting the sink and commode.

Ernie said that this needs to be done this summer, but that the school B&M committee hasn’t even discussed it. Since Annette Bayer was going to be the teacher and has had to back out, Bill Bayer was the person who approached Ernie with these needs. No one had an idea about who

would pay for it and who really was asking for it, since there is not a teacher at this time. Don Flusche interjected that the current conversations the Ad-Hoc committee has had is that any fixtures that are attached to the buildings are the responsibility of the parish.

Ernie was instructed to tell 'them' to put a plan and more details together, that we would not make a decision due to the total lack of concrete information. If necessary we will meet with them directly if it is that urgent.

Mr. Grime requested that if the information on the system were sent to him, he would try to assist in getting a quote. Mr. Grime asked what the ADA requirements were in relation to the basement. It was discussed that future changes need to be ADA compliant, but remodeling of the existing structure is not necessary.

New flowerbeds at the Church – Landscaping has begun at the front of the church. It was discussed that the Austin stone would look much better than the natural stone as originally discussed. Don Flusche mentioned that the lining he was donating was ready any time they were ready for it. The persons doing the project are still discussing doing the rock benches at the entrance and circular beds in the grass area out front.

Chapel Ceiling – The old ceiling tiles are down. They will be able to put the new tiles on the old sheetrock since there was no water damage or age damage to the sheetrock – even though there had been stains on the old tiles. They asked if Ernie if we preferred plain or textured tiles and Ernie told them he would prefer textured as it would look nicer. They have the funds allocated for the textured tiles and would begin the installation shortly.

Project Moses – Adam spoke about Bill Bayer's presentation at the KC meeting regarding Project Moses. Adam presented information to the committee detailing the history of the project and the details of the monument. It will be roughly 80 pounds and have the Ten Commandments on one side and the Beatitudes on the other. This would be a contribution to the Parish from the KC's. It was also noted that maybe the Parish might want to have 2 such statues, with the second one to be used by the Church for purposes of displaying the Mass schedule.

It was mentioned that Ben Bindel's son wants to renovate the existing schedule sign as his Eagle Scout project. However, nothing has been presented to the Scouts, nor has anything been presented to us.

Don Flusche mentioned to Adam that it might be real nice if the KC's would also work with the Baptist Church and provide a similar structure for them – if they are interested. Adam will mention that to the KC's.

Community Center – Ernie presented blueprints of the building to the committee members present. All the joists run N and S. Ernie mentioned that Ron Stanley will come up this week if we want him to. Don Flusche had sent him pictures and Ernie spoke with him for about an hour on the phone.

Mr. Stanley needs to know specifically what we use the building for and if we had bands, did we want them to connect into the speaker system. The committee unanimously agreed – NO, bands

were not to have access to the speaker system. Discussion was also made about extending the East side of the building and building a stage / raised platform area. That would be of benefit to weddings, plays and the Thanksgiving Picnic.

Current capacity of the building is 998 people. Requirements dictate that if a building holds more than 1000 people, a sprinkler system would be required. The idea of a sprinkler system might be a good thing as it would also lower the insurance rate on the building.

Adam noted that his conversations with people have all been positive – clean it up, modernize it and enlarge it. Ernie noted that we needed to determine EXACTLY what we wanted to do with the building before he could accurately recommend a viable solution. It was noted that the idea of a stage is a WANT, not a NEED. Conversation then ensued that although the stage is a NEED, the long-term benefit of a Parish stage would be really good for the community. It was agreed that it should be part of the plan.

David Flusche mentioned that from a structural standpoint, it would be better to take out the entire wall – all the way to the ceiling - as it would save costs due to the amount of material that would be required to support the ceiling over the stage area. Adam then asked about extending the area – including the walls by the bathrooms. It was agreed that the stage needs to be a 3 – 5 year plan.

We need to fix the audio system and upgrade the Community Center immediately – within the next year. Renovate the walls, fix the sound, paint the ceiling, maybe change the lighting to something more efficient, do something with the walls, fix the partition doors. Don Flusche mentioned that there was a woman over at Lake Kiowa that did interior decorating. It was noted that we should ask Ms. Reynolds and this other lady for their input, as well as finding a decorator that specialized in these type of buildings.

Ernie noted that the last two weeks in July he has scheduled to complete his work in the Community Center. The funds needed for the renovation was discussed and concern expressed about if the picnic would provide the amount of money necessary to renovate the area to the level we were discussing. The need for new and more comfortable chairs was also discussed.

It was noted that the Diocese would require a list of what we were going to do as well as how we were going to fund the project. If major renovation was to be done, i.e. the stage, that would require complete architectural plans and pricing details.

Sign on West side of town – Don Flusche asked that the sign be renovated and updated. Ernie noted that the sign on the East side of town was updated a few years ago – it was sanded and painted – with automobile paint that was donated by Glenn Hess. **Ernie was instructed to contact Bob Bauer and submit ideas and pricing.**

Kneelers in Church – David Flusche asked that we consider changing them, particularly moving them further back from the seat in front of you, as they are very difficult to get up and down from. Ernie noted that he thought they could be moved out about an inch. There are 3 holes used to mount the kneelers and they are mounted in the middle hole. It was also noted that the pews will need to be refinished sometime soon. Last time they were re-finished was in the 1980's and they used a lacquer at an approximate cost of \$44000 for the project. The current

pews are on 32” centers, pews now are on 36” centers. Concern was then expressed about the return air vents in the floor and possible solutions.

General Church issues – Move the podium, remove the pews from the altar and generally clean up the altar presentation. Also discussed was removing the picture that is leaning on the Altar of Guadalupe.

Adam noted that in the next month we needed to further consider the necessary changes to the Community Center. Our next meeting will be on 10 July 06 at 7:00 pm. Ernie noted that the A/C runs between 2am and 5am every day.

Consensus was to study the sound requirements of the Community Center first, then to worry about the interior decorating. Ernie will arrange a meeting with Ron for the next week and notify committee members accordingly.