

Holy Family Facility Maintenance Minutes

Holy Family Board Room

April 13, 2023

Present: Jim Bomier, Nick Freund, Bill Gau, Dan Gieschen, Tom Groeschl, Norb McCormick, Dave Mueller, Bernie Ritger, Bud Sabel, Evan Schwalbe, Terry Willis, Michelle Ludtke

Not present: Fr. Ryan, Gail Kraig, Al Nicolai, Tom Will

1. Opening Prayer: ready by all
2. Additions to Agenda- none
3. Corrections/Approval of March 9, 2023 minutes Approved: Bud; 2nd Tom G.
4. Evan's Report (attached)
 - a. II. Sacred Heart boiler- inspection will be end of April. That is the second boiler that was installed. Probably about 1965-1967.
 - b. III. St Mary- Inspect boiler at SM. Dan Gieschen will get numbers to see what it cost for boiler wholesaler and then work with Brian.
 - c. V. PBVM- Want to look at getting lights that show on the sign in front of church. Bud finished lights there, but they don't shine on the sign. Evan is looking at the landscaping outside to fill that dirt in. Evan will look at options for rolling.
 - d. VI. ORS- Asbestos in tile. Will get a cost for the abatement in the church next week. Paul wants to seal the decorative curb that is at ORS- will need to do every 3-4 years. Looking at moving one of the mowers that are there. Will bring Cub Cadet from Eldorado to Sacred Heart. Will need 48" deck at Eldorado.
 - e. VII. Rectory- Brian is gone until July.
5. PBVM- Bids for painting exterior trim from Spies. Erik gave us another bid that is about 5% increase from last year. Work will be able to be done before June 30, 2023. Painting work should be done in July. **Need to replace the ladder at PBVM in order to get up there to inspect the louvers.**
6. St Mary Parking Lot- Parking lot plan has been approved. City is requiring a green space along the sidewalk and Tom G sent the plan to the city and has approved the plan. Bill is meeting with the Eagle Scout on Saturday about the project there at SM. There is estimate for about \$500 for plants and an estimate of \$500-\$600 for the top soil that is needed. Sign may be part of the project- waiting to see with Eagle Scout. Paving is set up to be completed by June 30, 2023. Wall/Roof Leak- look at caulking on the north side of rectory. Cappelle still has the on their plans to finish May/June. Asked Tom to make sure that billed in June.
7. St Peter Church Update: Mannenbach has started. Has holes drilled through exterior walls. Have run a pair of heating supply and return lines. This week Badger Environmental started and they should be finished today. Some extra work in the back of church. Removed drywall in inside of bulkhead to be able to put pipes in that space. Hopefully when they are done there, all asbestos will be gone. Will need to shut boiler down to make the switch over. Grid and ceiling tile will need to be repaired in a couple of places due to asbestos removal. Will need maybe a day work to replace grid and some repair in coat room. It is not part of the bid. Talked about getting rid of the partitions. **Do not schedule anything in the basement through July.** Tom discussed that Dan recognized that there is a 5# high pressure gas line that is no longer needed, we would like to go down to 2#. This will help to reduce clutter in boiler room and will also help reduce the hazard there. Plexiglass from Ideal Glass about \$540 and price from Menards is about \$400. **Michelle will work to get the plexiglass.** Checked loads at St Peter. With everything running at the same time there it exceeds the power load that is currently there. Decided to keep the currently electrical load as is.
8. ORS Windows- According to the manufacturer the sash material is on back order. February 7 is when drawings were sent. At that time, mid-May was the expected date of delivery. Windows will not be finished being fabricated until mid-August. Don is going to contact salesman about the timeframe, so project will be delayed until August. Tom is asking for reassurance from the manufacturer. Bernie questioned the use of the die-sets to have another company extruding. Working with Capelle who is working with Omni Glass who is working with Gerken (sp?) manufacturing. Will need to work with Oakbrook Esser regarding timeframe of when they can do

their work so that they can reinstall the stained glass. Flooring update. Sound system- Bernie asked the question about the two speakers mid way back to the church. **Michelle will need to work with Paul to see about the speakers halfway back.**

9. Floor update: Michelle getting estimate from Jack Twohig. Waiting for estimates of that. Speakers: running wires and repair speaker in the middle of the church area. Currently those speakers are not connected. Paul Thelen said that he could connect speakers to the front. Michelle can email Paul and copy Jim B and Bernie to keep this project moving forward.
10. Sacred Heart School- \$40,000 minimum of boiler fixing. Dan looked at exploring a forced air system and then putting a residential in each classroom and then building closets, next option was looking at rooftop units with lots of repair needed, would need gas lines ran to those units. Larger rooftop units and running ductwork in hallways. Replacing steam system with hot water system. Could use the tunnel to run piping. Final plan- sticking with boiler system ran with hot water and running pipes in the current tunnels. Discuss the entire system replacement- supply and return lines are probably due. Look at getting a budget price so that we know the basic amount we are working with. Set it up so if boiler fails then the louver will shut. Jim set up a system for the Sacred Heart School to be able to inspect temperature. General consensus to evaluate **boiler**, get budget number together. **Becker Boiler will need to come to get an inspection- with plan for early summer. Need to get boiler fixed and will need to look at re-tubing. Tom/Dan G will get numbers from Mannenbach to get a budget amount.**
Sacred Heart Victory Center- Dan got two quotes from J&H Controls to look at the boiler in the Victory Center for replacement. The boiler has been tripping lately. **Michelle will follow up to determine if budget allows if there wiggle room for space this year or next or if priority.**
11. Subcommittee for planning the Internet: Bill, Jim, Evan, Paul to meet after the meeting.

Notes from Sub-Committee meeting-

Need to get internet at SH Church- get the least expensive option
Those sites that have ok internet 'as is' now: St Peter (through renters at rectory), Holy Family, St Mary
Need to revisit in the fall (before boiler season start up)- ORS and PBVM
Paul will work to get cameras adjusted to where dog poop is located on St Mary property.
Speakers at ORS- Paul said to try turning up volume first before we look at speakers. Would be over \$1000 cost because it has to have amplifiers added and speakers also to make the sound correct. Will revisit again if turning up the volume is not a viable option.

12. Update Parish Planning-
 - a. New Carpet in office at Holy Family- also need to do leveling of floors at the same time.
 - b. Looking at signs for driveway entrances/exits of Holy Family sites.
 - c. Fr. Edward & Fr. Justin will have celebration following 4pm Mass on June 10. They will be at their regular sites on the following weekend. We should know the names of the 2 new priests soon.
 - d. New hire starting for the Young Adult Ministry in June 2022.
 - e. A new family moved into the SM Outreach Center. Currently 2 families residing there.
 - f. First Communions & Confirmations coming up in April and May.
 - g. Holy Saturday- immersion baptisms. Evan did a great job of getting everything ready for that portion, including new rugs when they exit font- tons of set up and clean up.
 - h. Hispanic Community did a re-enactment of Passion on Good Friday.
 - i. ORS Renters are doing well- no reported issues with the septic. They have kept showers short and done most laundry off-site. They paid for the chimney caps to be installed so they will have use of the fireplaces.
13. Closing Prayer: read by all

The next meeting will be held Thursday, May 11, 2023 at 8:00am most likely at Holy Family.

Respectfully submitted by: Michelle Ludtke