

Building and Maintenance Committee Report to the Parish

Over the past several months, members of the Parish Building and Maintenance Committee conducted an extensive review of all Parish facilities, equipment, and property. The review focused on those facilities needing repair or replacement, on compliance with County building codes, on issues affecting the safety of our parishioners and school, and on improvements that would enhance our liturgical worship. Ten major areas were identified. The Pastoral Staff then selected four on the short list for immediate action. The remaining six will be accomplished when funding becomes available. A brief description of each project follows. All totaled these projects are estimated to cost approximately \$175,000 (including \$20,000 for overruns and unforeseen problems). More details will be provided in subsequent reports as we embark on fund raising initiatives in coming months.

It should also be noted that, simultaneously with this action, a number of needed renovations /upgrades have already been accomplished, many of which were funded through the generosity of our Parishioners. These include: The relocation of the Stations of the Cross into the Worship Space; Removal of an inoperable hot tub behind the Parish Center and converting the space to an outdoor break area; Rebuild the St John Church cupola; Repair the damaged fence around St John's Church; Repair fencing and reconstruct new entrance gates at St John's Cemetery; Apply topsoil and reseed St John's Church lawn damaged during the cupola retrofit; Weed removal and re-landscape the Parish Center; Re-landscape the front of St John's Church; Install new lighting in the Parish Center halls and offices; Repaint Parish Center interior; Refurbish meeting rooms, Priest's offices, Secretary's space, St. Vincent DePaul Food Cupboard, and basement storage area; and complete re-painting of Fremont Hall. You are invited to stop by the Parish Center and see the changes.

The four major projects on the short list are:

- **Garage Roof:** The garage adjacent to the Parish center is in need of immediate attention. Two layers of shingles need to be removed, plywood replaced, rotted rafters replaced, and all gutters and downspouts replaced. We have a current bid of \$8,550.00. The Committee considers this a high priority because the deterioration of the building will only worsen and the cost of repair will only increase the longer we wait. Additionally, it is already an eyesore from Possum Park Road and reflects poorly on our Parish.
- **Multi-Purpose Room in Holy Angels Church:** This project involves the completion of the unfinished room located to the right of the Gathering Space in Holy Angels Church. The room will have multi functions serving as the Catechumenon (where RCIA Catechumens will go when dismissed at Liturgies), a Brides Room, Meeting/conference Room. This project would be mostly all volunteers augmented by electrical, plumbing, and fire suppression contractors who would account for \$12,000 of the \$26,400 estimated cost.
- **Exterior Lighting at Holy Angels Church:** Bid \$2,000: This is a two part project. It calls for an electrical contractor to wire and install lighting for the Angel Statue in the Holy Angels circle, and add two exterior lights on the front of the Church entrance portico.
- **Repair Broken Sidewalk at School:** A portion of the school sidewalk, between the gym and trailers is badly broken and in need of repair for safety and code compliance. We do not have cost estimates for this project but we expect this will be an in-parish project with only the cost for the disposal of the removed concrete and the cost of buying new.

The remaining six projects identified by the Committee are:

- **Parish Center Lavatory:** This project will be to retrofit the former Sacristy lavatory in the Parish Center into a full bathroom. The bid is \$12,785.00. While this project is high cost, it will permit a level of security for the Parish Center by making that wing of the building self sufficient and allow us to close and lock the adjoining door to the rest of the Parish Center. This will allow for rental and/or use of that wing without requiring access to the entire Center to use the facilities.
- **Reconciliation Room:** As you know we are presently without a formal Reconciliation Room in Holy Angels Church. This project calls for the renovation of the cloak room into a Reconciliation Room. It would be separated from the Gathering Space by a Stained Glass window and door. Contractors would design and install the stained glass window, 8 foot oak and stain glass door, two transoms. Self help would demolish the half wall cloak room, refinish walls, purchase and install two chairs, kneeler and screen and wall decorations. Bid \$11,000.00. It was also discussed that the warming room could double as a reconciliation room should that project be funded first.
- **Parish Center Window Replacement:** The windows in the Parish Center are over 50 years old, and provide the insulation properties available at that time. We have a bid of \$36,000 to \$40,000, depending on windows chosen, to replace sixty windows, with modern double hung argon insulated windows with a lifetime warranty on vinyl and twenty years on leakage. The committee feels this project would pay for itself within a few years in return savings on energy cost of heating and cooling the building with the present windows.
- **Repaint Gathering Space in Holy Angels Church:** All volunteer bid, \$750: This project will be all volunteers. Paint needed to apply one primer and two topcoats is approximately \$480. Remainder is for supplies, brushes, drop cloths etc. Some of this cost may be offset by donations from a parishioner painting supply contractor.
- **Parking Lot Expansion at Parish Center:** Parking at the Parish Center is very limited and a problem especially for night meetings. This problem could be address in phases. We have a bid of \$25,000 to expand the existing driveway to 14 feet and repave to accommodate 15 parking spaces. A turn-around would be constructed at the far end of the existing parking lot. If funds became available additional expansion could be developed in one of two areas: 10 spaces adjacent to the garage, or extend a 9 foot roadway around the chapel end of the building to a new parking lot on the far side of the building. The Architect's original drawing for the Church includes a 30 car lot behind the building.
- **Elevator to Fremont Hall:** The elevator to Fremont Hall is either inoperative and/or undependable preventing handicap access to that facility. We have a bid of \$26,800 which includes removal of the old elevator, and installation of a two stop hydraulic drive wheelchair lift elevator. There is a possibility of receiving a grant for this project as it affects school access as well.

This article will appear in the Parish Bulletin this week and the next. In addition, members of the Building Committee and Pastoral Council will be available after each Liturgy, next week, to answer any questions, and listen to your ideas or suggestion on how to proceed.