

## BAT Meeting Minutes - 10-05-20

### Attendees

- Amanda Kieffer
- Vince DiGiorno
- Greg Graf
- Liz Russell
- Craig Klausung
- Bruce Weber
- Ken Crea

### Affordable Housing

- Review Poll Results

Amanda will review results and Liz will publish them in the bulletin and on our website.

- Overall Campus Use - How much space do we need?

Vince: we currently have 43,000 sq.ft., which is way more than we need. We are using most of the rooms in the school wing but could get by with much smaller rooms. The school and parish center are not insulated very well. We could add insulation to the school roof when the roof is repaired but it doesn't make sense to redo the walls because of the size of the window openings.

Bruce: could we shut down part of the school when it is not in use?

Vince: there are problems if the building gets too cold.

Greg: the school is set to 60 degrees when not occupied. The sanctuary is set to 55 degrees.

- Decision Making Process

Amanda: who gives ultimate approval?

Vince: the Vatican signs off on anything greater than \$50,000.

Amanda: who makes interim approvals?

Vince: Pastor and trustees are the only ones who have fiduciary authority.

Liz: Fr. Michael is technically not our pastor. Who has pastoral authority? The Archdiocese?

Amanda: the overall plan needs approval for sure, but how about interim approvals?

Amanda volunteered to be the contact person for RFI questions. Liz will see about setting up a BAT email address for us.

Craig: Common Bond project on Rice St. got approval more than 1 year ago and they still haven't broken ground.

Our understanding: Pastor and Trustees have to approve of official plans, RFI, etc. They will consult with the Parish Council, the Finance Council and the BAT committee.

We need to resolve: Who is the Pastor?

- Request for Information (RFI) - Review  
Ken marked up the RFI from Prince of Peace Church. Jeanne added some timeline help. All will review and help clarify the RFI.

## Major Building Improvements

- Roof  
Vince: we've gotten 2 bids on roof repair but they are not an apples-to-apples comparison. One bid is for a spray-on patch that would be 35-40% the cost of a new roof. This would be a 5-10 year solution. The second bid was for a partial membrane roof repair from Nations.  
Greg: spray-on patch comes with a 15 year non-prorated warranty.  
Vince: those roof warranties are full of holes. (KC: Sorry about that.) Our existing roof has lots of problems. A roof membrane could be applied in any weather.  
Greg: Nations keep changing reps. He hasn't been able to get them to respond.  
Vince: Nations is a national company that uses local subcontractors. We need a couple of more bids.  
Greg: Berwall gave us a bid for \$760K for a built-up roof.  
Vince: the current built-up roof used the wrong tar, which started melting immediately.  
Greg: about 3% of the roof was patched to fix the leaks between the gathering space and the sanctuary.  
Craig: does it make sense to tear down the existing school and build what we need in conjunction with any new development?  
Vince: the school is 16,000 sq.ft. and could be torn down in 9' increments.  
Bruce: Nations bid \$130K to fix just the kitchen and office roofs.  
Vince: These are the most difficult sections because of all the wall intersections. The school and gathering space don't have these problems.  
Greg: the cost is so high because they have to tear off 2 layers of old roof.  
Vince: if the deck needs to be replaced that adds \$8/sq.ft. to the \$16/sq.ft. cost of roof repair.  
Greg: we always get leaks by the school bathrooms.

Amanda: we need a description of the roof as is so the bids can be split into sections.

Greg: the spray-on coating company did this.

Vince: will write a specification sheet with all the necessary details needed for bids. He will talk to some contractors his firm works with to get their recommendations.

Greg: our roof slope is borderline for a built-up roof. New repairs were done with membrane.

Craig: have roofing prices gone up along with lumber prices?

Vince: don't know.

### Action Items

- Amanda to follow up with Parishioners
- Vince is working roof details for bids
- Vince is working on building use plan
- RFI - all to review, Ken will clean based on comments
- Liz best way to do email with developer, who is our pastor
- Liz to send out poll results to congregation
- Amanda to set up meeting with Trustees/pastor - Marie Barum and Tom Martin
- Amanda to start decision matrix

Next meeting: October 20, 7:30 p.m. (may be on Zoom)

Respectively submitted,

Ken Crea

10/5/20