



STA BUILDING AND EQUIPMENT MAINTENANCE MINISTRY

MISSION STATEMENT

The Saint Thomas Aquinas Parish Building and Equipment Maintenance Ministry inspects, ascertains the needs for upkeep, repairs, renewals and/or changes for all parish plant facilities. This ministry incorporates the Safety Ministry and the Carbon Footprint Ministry within its responsibilities.

FINAL MINUTES OF MEETING ON APRIL 25, 2012

**CALLED TO ORDER BY INTERIM CHAIRMAN GERALD LUCHA AT 9:32 A.M. AT
THE PASTORAL CENTER.**

MEMBERS AND GUESTS PRESENT

MEMBERS

Gerald Lucha, Interim Chairman
Chuck Tully, STA Business Manager
Jim McLaughlin
Charles Guenzer
Katia Reeves
Paul Titterton
Ted Baer
Helen Baumann
John Uebbing

GUESTS

Ian Abell

OPENING PRAYER

By Paul Titterton, who presented the Stewardship Prayer

MEETING AGENDA REVIEWED

Approval of agenda as presented was moved and accepted by voice vote.

REVIEW AND APPROVAL OF MINUTES OF 3/28/2012

Approval of the minutes was moved, seconded, and approved.

REPORT FROM PSC REPRESENTATIVE

The PSC representative Jim McLaughlin distributed notes prepared by Kay Williams for the PSC meeting of 4/11/12, which were discussed in some detail.

The ADA campaign was completed over goal. The excess will be given to STA. In past, yield on ADA pledges has been in the range of 95 to 98%.

PASTORS REPORT

Father Matt attended the early part of the meeting but left before old business was discussed.

OLD BUSINESS

SOLAR POWER

Ian Abell, the facilities manager for the San Jose diocese, presented status for a photo-voltaic power proposal. Plans are to consolidate requests from several parishes for a single large request for proposal from the solar suppliers.

Large loads are preferable and realistically must be broken down by existing electrical meters. OLR has one meter for church and ISP school, another for Dermody, and a third for the pastoral center. Present power costs for church and ISP are split 2:5. SAG site has a single meter for church, SES school, former convent, and rectory, all paid by parish. School roof is near ideal for installation but will need replacement in a few years. SES construction project complicates scheduling. STA has one meter for church and Thomas House and a second meter for Homer House, but the site is considered ill suited for solar power and is subject to historic preservation rules.

General deal is that the solar company installs, maintains, and guarantees solar cells for about 20 years – no upfront payment by parish. The solar cells are sized to about 85% of peak load. Additional power would be obtained from CPAU. Parish has to pay solar company for all power produced by cells. Excess solar power is banked with CPAU for parish use with true up at end of year for each meter. Solar power should be billed after negotiation at a rate somewhat less than CPAU rates with a fixed inflation factor. Unknown what CPAU inflation will be. CPAU is not PG&E but similar solar panels have been installed in Santa Clara, which is also not PG&E.

Economics of deal are driven by present solar tax subsidies and over capacity in solar industry. Financial viability of solar company is an issue, but risk seems small in view of minimal capital investment by parish.

Tully was authorized to prepare requests for proposals for (1) ISP/OLR church, (2) Dermody, (3) pastoral center, and (4) SAG site.

DERMODY CENTER:

- Tully presented report on facilities update.
- More items on spreadsheet for Dermody are being completed internally
- Replacement of ovens at OLR hospitality was discussed again. Cost of stove pilot lights is estimated at \$1K/yr. Two copies of Thomas House stoves may not be sufficient. Will look at single commercial stove.
- Tile in SAG gym look grim. They don't need immediate replacement, but the \$100K job needs to be included in plans
- Stove hoods and fire suppression for SES kitchen are fire code issues and must be done soon

SAFETY TRAINING

McLaughlin stated that Red Cross training for first aid and CPR can be obtained for \$99 per person. This expenditure was considered reasonable for at least ushers and the class is hoped to be held in OLR hall on 6/30/12.

PSC RETREAT

A business retreat is being sponsored by PSC at Thomas House on 5/19/12. Invitations are to be sent by e-mail.

FAITH SHARING AND PRAYER FOR NEXT MEETING

Mr. Jerry Lucha will provide the opening prayer

NEXT MEETING DATE

May 23rd 2012, 9:30 a.m. at the Pastoral Center.

MEETING ADJOURNED AT 12:20 P.M.

Minutes prepared by Charles Guenzer