



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 OF SEPTEMBER 25, 2013

CALLED TO ORDER AT 9:31 AM BY CHAIRMAN BILL MORRISON AT THE PASTORAL CENTER.

MEMBERS AND GUESTS PRESENT

MEMBERS

Bill Morrison, Chairman
Chuck Tully, STA Business Manager
Charles Guenzer, Secretary
Jim McLaughlin
Mario Veloro
Jerry Lucha
Katia Reeves
John Uebbing
Helen Baumann

GUESTS

Bill Voorhees
Judy Foley
Lindsay Joye (City of Palo Alto)

OPENING PRAYER

by Jerry Lucha

MEETING AGENDA REVIEWED

Agenda amended to include California shakeout.

STA INTERIOR IMPROVEMENT PROJECT

Bill Voorhees and Judy Foley presented update and plans for the interior improvements at St. Thomas Aquinas church enabled by the \$1M bequest.

From the bequest, \$500K is being reserved for maintenance. For reference, \$257K is allocated for the next 15 years in the short- and long-term maintenance plan.

\$209K has already been expended for sanctuary platform and some electrical and sound wiring.

Painting of the interior is budgeted at \$117K, pew refinishing at \$50K, floor refinishing at \$15K, carpet at \$20K, and altar stone at \$5K, for a total of \$207K. These are related and are expected to take 4-6 weeks. In view of wedding season, it is proposed to do work at the beginning of 2014. Associated project is refinishing of narthex (interior front) doors at \$8720 or replacement with oak at \$30K. Repainting has been promoted for six years and is included in intent of bequest. It was moved, seconded and approved to proceed with painting etc. and door refinishing.

A bid of \$306K was selected for lighting and electrical upgrades, including cleaning wiring mess in undercroft. This exceeds the allotted \$500K and its components will be evaluated later. Some of the electrical work including new panels may be required soon. The finance committee has delegated the B&EM committee to recommend any lighting/electrical work that would exceed the \$500K allotment.

CITY OF PALO ALTO SOLAR

Lindsay Joye, a member of the Palo Alto municipal staff who advises on solar installations, presented what assistance she and the city could provide. She is willing to review any proposal submitted to the parish to prevent overselling.

The fundamental choice in a solar project is between parish ownership and sharing with a financier. Outside financing has not been well developed in Palo Alto because (1) CPAU's rates are about 40% less those of PG&E so that less savings are available to finance the project and (2) financiers are accustomed to work with PG&E, not so with CPAU. Procedures are uncertain for parishioners to profitably finance such a solar project. As of now, net metering cannot be shared between sites (meters). Palo Alto may develop finance options but it probably will not occur for about a year.

CPAU wholesale rates have been stable for 5-7 years but are expected to escalate 2-3% per year.

CPAU solar rebates are continuing though being diminished. About 550 photovoltaic projects have been approved in Palo Alto. Federal solar tax credits are scheduled to expire December 2016.

Katia will try to process through Ms. Joye various solar proposals made to parish by the 10/23/13 B&EM meeting. Ms. Joye will return for presentation at B&EM. [NOTE SURE OF THIS PARAGRAPH]

After Ms Joye had left, the committee further discussed the solar initiative.

Parish directive is to delay any financial solicitation inside parish until general funds solicitation is completed in fall.

Katia will solicit solar presentation by Chevron, preferably for the 10/23/13 meeting although a dedicated special meeting before that date seems agreeable. It's expected that Chevron will provide its own financing.

Katia will attempt to have Solar Mosaic to evaluate the project for approval for its portfolio of investments. Similarly for Collective Sun, the financing arm of Sun Works.

REVIEW AND APPROVAL OF MINUTES

Draft minutes of previous meeting were corrected for correct date of meeting. Approval of the amended minutes was moved and accepted.

REPORT FROM PSC REPRESENTATIVE

Jim McLaughlin verbally reported PSC meeting.

SAFETY REPORT

No report

PASTORS REPORT

Father Matt did not attend.

OLD BUSINESS

STA Bell

Seismic improvements have been completed. Parts are being fabricated to allow bell ringing.

OLR handrail to ambo

Jerry Lucha reported that site committee disapproves of iron rail but wants wooden. Jerry contacted parishioners Irvin Heckler, experienced wood hobbieist, who seems willing to put wood rail on existing posts for one handrail. He might be convinced to do all of the other handrail.

Solar

Discussed above

NEW BUSINESS

Jim McLaughlin described the upcoming Quakeville exercise in which Palo Alto would simulate an earthquake response.

Charles Guenzer described the problem that the recent improvements at Saint Elizabeth Seton School include a gate spanning the passageway between the school and the old convent or hospitality center and which connects the parking lot to both the church and the hospitality center. Purpose of gate is unclear since both sides are open. Over past several weekends, the gate has been locked necessitating a long walk between the parking lot and church or hospitality. He proposed that school assure that gate be left unlocked overnight and on weekends. Associated problem is paint parking spots in large lot as being designated for staff or green cars. Chuck Tully will resolve with school.

The OLR inspection report was presented and was generally positive but with two major items being identified. The two sloping sidewalks on the south side need handrails to prevent tripping on projecting curb and planter strip. Propane tank stored in kitchen must be removed.

FAITH SHARING AND PRAYER FOR NEXT MEETING

Jim McLaughlin will provide prayer for next meeting.

NEXT MEETING DATE

October 23, 2013, 9:30 a.m. at the Pastoral Center.

MEETING ADJOURNED AT 12:07 P.M.

Minutes prepared by Charles Guenzer