

Building and Grounds meeting minutes
October 1, 2018

Present: Theresa Garrett, Jason Lewis, Rich Zdunek, Carl Niemann

Open with prayer 5:35p

- P-1: School attic fans – Bill is compiling options for gable vents to be installed.
- P-2: Motion sensors at the end of the classroom wings to control all lights in the hallway – Carl and Jason. Carl has the base moved, has located the second base for the junior high wing and will contact Rich. Rich offered his services and will meet with Carl Friday 10/5 8:30a to plan the installation.
- P-3: A/C unit #42 compressor replaced.
- P-4: Rectory Repairs – Jason will investigate the following items: a toilet is slow to flush, bathroom sink, shower stall as per Father's schedule. The porch door screening has been repaired and HVAC ducts cleaned.
- P-5: Hardware has been tightened on a ceiling speaker in the gathering space by Carl.
- P-6: All breaker boxes need marked – Project Owner Bill Hesse. 10 breakers in the concession stand still to be marked.
- P-7: Carbon Monoxide monitor for school building - Project Owner: Bill Hesse and Jason. Jason met with FASSCO FESCO and will be sent updates regarding system capability and hardware options. Detectors will be installed in areas with Gas access. Project completion by the end of summer 2019. Detectors will be wired into fire alarm to show trouble instead of sounding alarm and a magnetic release will be installed on the doors from the cafeteria to the school. Additional carbon monoxide detectors will be placed in the rectory as per Father's schedule. Jason arranged the cleaning of the hvac vents in Father's house and work was completed today.
- P-8: Cafeteria Roof – repair leaks. Project owner – Jason Lewis. Contractor completed the work and is sending warranty paperwork before final payment is issued.
- P-9: HVAC – Jason received \$375 bid for additional AMR heat. Project to be completed by the end of 2018. Jason will obtain necessary specs from Jim Towles and will advise on running the electric for this project.
- P-10: Temperamental light in the Church near the Font - The LED light bulb has been replaced to prevent shutting off and is still shutting off. Jason will access the attic and clear insulation from fixture. A faulty heat sensor in the fixture will be explored.
- P-11: A breaker will be evaluated and possibly replaced for the last three classrooms in junior high. Information from Jim Grider and Bill Hesse will be gathered.

P-12: Cullen shared a bid of @ \$45000 to repave and restripe the parking lots. Cullen will update the scope of work and bid. Striping the aintree parking lot will be compared to the cost of resurfacing.

P-13: replacement of deteriorated pipe rap insulation on exterior AC units will be done fall 2018. Rich will provide information regarding UV resistant insulation.

P-14: Railing will be replaced at the stairs connecting the aintree lot and lynnbrook.

P-16: Jim Towles will be replacing a boiler TPR valve in the boiler room. The classroom radiator line will be re-mounted to the wall by Carl or Jason.

P-17: A checkup will be performed on the boilers and TPR valve replaced by the end of October 2018.

P-18: the cafeteria kitchen ceiling materials have been delivered and installation has begun. Work will be completed over Fall break, Thanksgiving break, and Christmas break.

New business:

- Condensation has appeared above the kitchen ceiling and will be investigated. Rich offered ductwork insulation materials to help resolve the issue.
- A coke repair tech will be scheduled to replace another pump in the concession stand coke closet.

Next meeting 11/12/2018

Meeting adjourned 6:25p