

## Report to the Parish, September 2023

### From the Blessed Trinity Parish Building Committee

#### INTRODUCTION:

We are reporting to you on the progress of the Building Committee thus far. We include what has been done, our near term recommendations and our approach to addressing the longer term needs of our parish. We hope to send you updates three to four times a year as work progresses and issues are addressed.

All involved, Clergy, Staff, the Pastoral Council and the Finance Council are very grateful for the response to the Capital Campaign. Your ongoing commitment will go a long way to meet the critical needs of our parish. Thank you.

#### GETTING STARTED:

Formation of the Building Committee: Our first meeting was June 6<sup>th</sup>. Members were selected for their knowledge of the parish and its ministries and for their interest in improving our facilities. Many have expertise in various trades.

Authority: This Committee only makes recommendations. Any work scheduled is at the direction of the parish Finance & Operations Director. Any money spent is also under the direction of the Finance & Operations Director with the concurrence of the Finance Council and approval of the Pastor. Funds will only be spent as they are available, there is no intention to take on loans for any work.

Early Meetings and Walkthroughs: The Committee began by reviewing three reports done by the Archdiocese's Office of Property Management assessing:

- St. Anne's Church/Rectory building;
- St. Catherine's Church & Parish Center.
- St. Catherine's Rectory; and

At our June 6<sup>th</sup> meeting, we noted some missing items in the reports and also decided that we would do a thorough walkthrough of the three facilities to see for ourselves what concerned the assessment teams and what we might find. Each walkthrough was followed by a meeting to discuss what updates were needed.

Tracking and prioritizing over 100 items: One of our members, Brian Kolek, developed three spreadsheets listing all the items from each of the three Archdiocese reports. We added issues noted from our walkthroughs. These spreadsheets continue to be refined. We are organizing priorities and looking at opportunities for combining projects to save money. We are currently tracking over 120 items. Three dozen high priority items all have to do with health, safety, and construction concerns.

Inspections: Both the Archdiocese's teams and this Committee recommend professional inspections for some issues. These are currently being scheduled.

## OUR PARISH HOME:

Much like our own experiences with home repair, the Committee has found hidden problems that will require our attention. It will mean spending money on plumbing, electrical or other repairs that will remain unseen in the end. All our high priority items and many of our medium priority ones have to do with health, safety and construction issues. We will keep you updated as we firm up recommendations on what will need to be done and in what time frame.

## RECENT ITEMS COMPLETED:

- New Roof for St. Catherine's Church & Parish Center: \$209, 000  
This was an immediate need, begun before this Committee began its work. Thanks to the generous participation in the Capital Campaign, the parish was able to pay off the loan from the Archdiocese in recent months.
- Heating Unit for the Parish Hall at St. Catherine's: \$62,500
- Emergency repairs of the roof over the rectory sunroom: \$10,600

## UPCOMING IMPROVEMENTS

- St. Catherine's church ceiling and repairs to pavers in the courtyard:  
These repairs will be paid from insurance claims.
- Resetting the remaining courtyard pavers to alleviate a tripping hazard
- The parking lots: All the parking lots at both churches need significant work and were called out in the reports.
  - The parking lot on the rectory side of St. Catherine's: This lot has deteriorated significantly in the last few months. We recommend a complete reconstruction of this lot.
  - Other lots at St. Catherine's and St. Anne's lot: We recommend that some basic repairs along with new lining for these this year. Ongoing assessments and recommendations from contractors are being considered.
- Asbestos Inspection and Testing: Asbestos is suspected in several areas within St. Anne's and possibly St. Catherine's. An inspection and testing of suspect areas will be performed.
- The septic drain pipe in St. Anne's downstairs kitchen.

A potential health hazard, the temporary fix will be replaced soon.

## NEXT STEPS:

After the inspections have been completed, we will update our list of projects, prioritizing the most critical needs. The Committee will seek bids for the larger projects. Some smaller but high priority problems may be addressed during this time as well.

We hope to get another report out to the parish in early 2024.

## COMMITTEE MEMBERS:

Joanie Croteau, Chair

Dave Le Bleu, Blessed Trinity Parish Finance & Operations Director

John Boroski

John Burgoyne

Bill Clark

Sal DeLuca

Tom Emberley

Tom Kelley

Mihran Keoseian

Brian Kolek

Karen Duggan M<sup>c</sup>Namara

John Miller