



St. Barbara Catholic Church

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Maintenance Report for July 1, 2008 – June 30, 2009

October 2009

This document is included as an addition to our Parish Report. Much of the expense for maintenance this past fiscal year has been related to the ordinary upkeep of our buildings. Unlike last fiscal year, where we had the funds to do additional capital improvements, we have not had the revenue for such projects this year. We are slowly trying to address a number of deferred maintenance projects as funds become available.

This list is not inclusive of all the maintenance projects undertaken by the parish and school, but is intended to give you an idea of the costs involved to properly maintain our parish facilities. I would like to point out that our elementary school has been basically responsible for its own finances. Maintenance project costs which involve both the Parish and the School are split. On the third Sunday of each month, the second collection is for St. Barbara Elementary School. Whatever you give to this collection goes directly to the school. Over twelve months, this amounts to approximately \$12,000. Our Elementary School receives no other subsidy from the parish, unlike many other parishes. So I thank you for your generosity with this second collection.

Boiler Maintenance/Repairs: The two Kewanee boilers provide heat for both school buildings, the gym, and the church. These boilers are over 50 years old and require continual maintenance. In addition, the steam piping goes back to the 1910's and 1920's. We are very fortunate to have a couple of parishioners who maintain the boilers, but we also must occasionally call in Hayes Boiler to service our bigger projects. Here is an example of the cost of maintaining the boilers. I had returned to the rectory on Sunday night, January 25, 2009, after the Annual School Family and Alumni Dinner Dance. I went into the church to empty the Vigil Light donations and discovered that the church was getting cold. It was very cold outside that night. Going into the boiler room, I discovered that both boilers had shut down, and I could not restart them. I made an emergency call to Hayes Boiler who came out sometime after midnight. I stayed with Hayes Boiler through early Monday morning, when the boilers were finally started up. Because the outdoor overhead pipes going to the church and gym had frozen up, additional Hayes workers spent the rest of the morning thawing the pipes out.

Boiler Chemicals: Steam boilers have tubes to exchange the heat to the steam pipes. Each of our boilers have 84 pipes. Over time, these pipes corrode, spring leaks, and must be replaced. This is a very costly project, so we are now adding various chemicals to our boiler water to slow down the oxidation/corrosion process. This is the second year we have been adding chemicals. Hopefully this will result in less frequent replacement of the heat exchange pipes in the two boilers.

Plumbing Repairs: Because our water and steam pipes are very old in all our buildings, pipes continually develop leaks and need to be repaired. Within the past month, a series of leaking water pipes in the basement of the rectory had to be replaced.

Convent/Parish Center Repairs: It is our hope to lease at least a portion of the old Convent/Parish Center. Last winter, the boiler in the front building, the parish center, failed to ignite. This caused pipes to freeze and break, causing water damage throughout the building. Luckily, insurance covered most of the repair cost. Every parish pays into this insurance fund. The total Property and Casualty premium cost for St. Barbara for fiscal year 2009-2010 for all our buildings is \$63,000.

New Gym/Auditorium Windows: During the summer of 2008, the school replaced both the north and south windows in the gym/auditorium. The total cost of \$30,000 was split between school fiscal year 2007-2008 and 2008-2009.

Church Steam Pipes Reinsulated: The church basement has large steam pipes around the perimeter walls to supply heat to the radiators. The asbestos insulation had deteriorated over the years. The asbestos had to be first removed according to EPA regulations and then the pipes were reinsulated with non asbestos insulation. Total cost was \$23,582. This was the only major capital improvement project done for the parish this past fiscal year.

Maintenance Projects for Fiscal Year 2008-2009	Parish	School
New Auditorium/Gym Windows		\$15,918
Church Entrance/Steps remove and replace damaged concrete, drainage catch basins, remove damaged concrete replace basin rings basin and pour concrete.	\$2,988	
Church Basement Asbestos Abatement and reinsulation of steam pipes	\$23,582	
School electrical closet Asbestos abatement and reinsulation of steam pipes.	\$2,050	\$2,050
School abatement of damaged tiles and replacement.	\$1,225	\$1,225
Remove and replace doors, repair jambs, hardware Lower Hall/Cafeteria. Replace damaged hardware on doors to outside restrooms, repair, replace damaged catch basin brick walls, Install hardware on steel fire doors, and auditorium doors.		\$4,318
Repair to flashing & gutter far south end school building, roof coating	\$1,031	\$1,031
Various plumbing repairs school restrooms, fountains etc.	\$2,037	\$2,037
Various plumbing repairs church, rectory, parish center, convent, senior center.	\$1,844	
Rectory Ceiling repair and repainting, Rectory flashing & gutter repair, resealing Flat Roof section	\$1,764	
Parish Center: Remove damaged ceiling, walls, flooring, plumbing and heating materials. Install new dry wall, plaster, paint, carpeting, plumbing and heating materials (\$27,661 covered by insurance)	\$1,000	
Boiler Chemicals/Split between Parish and School	\$1,444	\$1,444
Emergency Boiler Service by Hayes Boiler	\$1,385	\$1,385
TOTAL	\$40,351	\$29,408

Hopefully this information helps to show you that we are practicing good stewardship. I am very grateful to the Maintenance Committee for all their work and advice. St. Barbara has a wonderful building complex. Visitors always marvel at the beauty of our church

Yours in Christ,

Rev. Dennis Ziomek