

**OUR LADY OF LOURDES
BUILDING & GROUNDS COMMITTEE
JANUARY 12, 2026**

CALL TO ORDER: Chairman Al Marifke called the meeting to order at 6:30 pm.

ATTENDANCE: Jerry Beine, Dennis Lorenz, Al Marifke, Ken Marshman, Mary Piontkowski, Mark Schimenz, Tom Schroeder, Deb Steppe

EXCUSED: Mark Van Rixel

MINUTES: The October minutes were approved as written by Dennis Lorenz and Al Marifke.

FINANCE COUNCIL REPORT: An up-to-date Financial Report is not available yet. However, a correction is being made, transferring the \$4000 expense for the ice machine from the maintenance account to either St. Ben's or the Improvement fund. A proxy was submitted and accepted by the Archdiocese that will allocate the extra charges from the parking lot project into the LOA fund. Patricia has applied for a grant from Faith in Place potentially worth up to \$30,000 for energy efficiency improvements. Their engineer will do an inspection of our facility on 1/21/26 at noon.

OLD BUSINESS:

SANCTUARY PLATFORM RAILING: Per research and qualified review, it has been determined and approved by this committee that a 90 degree railing wrapping the left plinth can be installed. The railing will be constructed as one piece. It will be mounted to the main floor on both lower ends and at the inside corner of the plinth at the top of the platform. The mounting will be determined by the railing manufacturer to satisfy ordinance and structural integrity of both the railing and the immediate surrounding structures. Deb will present it to the Liturgy Committee for design suggestions and will follow through accordingly.

AIR CONDITIONING IN ROOM 7: After discussion, it was determined to actually look at replacing 6 rooms with new A/C units. The current equipment already is 10 years past its life expectancy. We are considering mini-split units. Ken will meet with contractors to discuss the feasibility of our plans and to get quotations on this project.

DOOR REPLACEMENTS: Both the exterior door to the school basement and to Ken's office is scheduled for installation on 1/23/26.

STEEL BEAM CORROSION: Ken received a verbal quote of \$12,465 for painting of the steel beams and wrapping the front columns with stainless steel to ward off future corrosion by salt. A hard copy of the bid will be forthcoming. Deb approved of limiting the project to this one quote.

BUILDING SECURITY: Deb received information from the Archdiocese on handling interactions with I.C.E. We are to greet them and be cordial. Have them wait in Deb's office while she is present. . Document the conversations. Make copies of their I.D.'s and their warrant. If it is a judicial warrant, we must comply, but not to an administrative one. We may not hide anyone. They may not interrupt Mass. Deb will follow up with further information on building security.

KEN'S REPORT:

ELEVATOR: It continues to have a slow leak which Ken is monitoring monthly. Ken provided the following information: "The pump is obsolete with minimal parts and experienced labor to adequately repair beyond simple maintenance. In the event the pump needs replacing, the quote and work should be structured and performed within the parameters of STATE codes and ordinances to best alleviate a total upgrade of the entire elevator, which would be very expensive. As advised, per an adequately structured plan, the work shall commence with installing permanent supports isolated from the existing machinery and case, to the immediate surrounding floor, wall, and ceiling, and then adequately fasten to the existing control box while the box is in place. The newly added support must not allow any movement or (re)-positioning of the control box during the entire duration of the project. Only after the installation of the new support is completed, then shall any other work to disconnect, disassemble, or replace of the pump begin. Obtain authorized verification of the above process including obtaining the necessary sequence of inspections if needed during the duration of the work."

SUMP PUMP OVERFLOW: This spring we will create a swale to move the water away from the building by installing an overflow valve.

FLOOR TILE: There is an 11' x 10' area in the A section of the hall which is deteriorating and breaking up. Because it is asbestos, we will need an abatement company to remove the old tile. Ken will get a price on this. He will then look at what is available for its replacement.

ROUNDTABLE:

Our insurance company is concerned about the unraveling carpet as a potential trip hazard. We will replace the carpeting in Rooms 3, 6, & 9 with 2'x2' carpet squares similar to the main office.

Tom asked about the status of the truck. Ken said it has been tuned up by Southtown. Tom also asked about the walk-in refrigerator. Ken was informed it has a slow leak in the evaporator coil. He has been monitoring this and it continues to retain its proper temperature. It is questionable whether there is an actual leak. Ken will continue to watch it.

We have some ceiling tiles that are failing in the classrooms. We will replace them on an as needed basis.

Deb mentioned we now have Batzner providing traps for mice around our building.

NEXT MEETING: March 9, 2026 at 6:30 pm.