

**FPSC Report to PC&FC  
9/8/09**

**A. On 9/8/09 the FPSC took the following actions and requests PC&FC approval of them at their meeting on 9/8/09.**

1. The FPSC recommends that the PC&FC approve remediation of the minor mold situation in the parish center for an amount not to exceed \$5,000.

Statements from Mold Testing report:

“All indoor fungal spore samples had total counts below the outdoor control sample. Based on these results the presence of indoor mold growth in the locations tested **cannot be supported.**”

“There appears to be little evidence of active mold growth within the building, as total spore counts are lower than outdoor counts. The high concentration of Aspergillus in the crawlspace as opposed to the ambient sample is likely due to the fact that this type of mold grows in dirt, and the presence of this type in the Boris office (though in much lower concentrations) may be due to the location of the building air intake. All areas appeared dry at the time of the sampling. To limit the risk of mold growth occurring, any moisture problems should be corrected as soon as possible by repairing leaks and any water-damaged building materials.”

2. The FPSC recommends that the PC&FC approve temporarily capping a portion of the parish center roof and making ongoing repairs as needed to stop the leaks for an amount not to exceed \$10,000.

The leaks must be stopped. Based on a roof inspection on 8/20/09, Steve Moolin recommends capping a 30'x30' section of the roof over the large lounge with a tarp or other water proof membrane, including necessary minor supporting materials, for a cost estimated to be \$4,500. Additional funds (\$5,500) are being requested in order to provide for immediate repair of the roof material if continued leaking should occur.

**B. The FPSC also took the following actions and informs the PC&FC of them.**

1. The FPSC recommends to Sr Mary installing the Grand Canyon asphalt shingle roof finish.
2. The FPSC recommends to Sr Mary that option #2 (approaching two lenders in parallel) be pursued in order to obtain a loan.

**C. Finally, the FPSC provided the status on the items for the conditional approval as given by the PC&FC on July 31, 2009.**

1. See next page.

# Status Updated as of 9/8/09

## Conditional Approval for Church Roof Repair Project (from PC & FC meeting on July 14, 2009)

After discussion, the Pastoral and Finance Councils voted 13-1 to award a construction contract for the church roof repairs on Monday, August 31, 2009 subject to the following conditions:

1. The total project cost will not exceed \$576,000
  - **(satisfied: bids well within range [\$285,000 to 376,000 compared to estimated \$500,000], and finish selected by FPSC on 9/8/09)**
2. The work can be completed in 2009
  - **(satisfied: contractors' bids show their willingness and ability to do the work)**
3. The pledges or donations for the capital campaign received by Monday, Aug 24th exceed \$150,000 and RSI estimates that the campaign total will exceed \$700,000
  - **(satisfied: fundraising results reviewed by FPSC on 9/8/09; both threshold met)**
4. The Finance Council has a bridge loan to cover the total project cost
  - **(still outstanding: parallel approach with two lenders recommended by FPSC on 9/8/09)**
5. The diocese approves the project
  - **(satisfied: Bishop Clark gave advance approval based on conditions as stated by PC & FC)**
6. The air quality study does not require substantial renovations and higher priority
  - **(satisfied: air quality testing indicates no asbestos issues and minor mold issues. Costs to remediate are minor. Recommendation made by FPSC on 9/8/09)**

Note: subsequent to this meeting, the decision deadline for awarding the contract has been moved to no later than September 25<sup>th</sup>. Thus, the amount of pledges and donations will be assessed on or about September 3<sup>rd</sup>.