



STA BUILDING AND EQUIPMENT MAINTENANCE MINISTRY

MISSION STATEMENT

The Saint Thomas Aquinas Parish Building and Equipment Maintenance Ministry inspects, ascertains the needs for upkeep, repairs, renewals and/or changes for all parish plant facilities. This ministry incorporates the Safety Ministry and the Carbon Footprint Ministry within its responsibilities.

FINAL MINUTES OF MEETING OF JULY 31, 2013

CALLED TO ORDER AT 9:32 AM BY CHAIRMAN BILL MORRISON AT THE PASTORAL CENTER.

MEMBERS AND GUESTS PRESENT

MEMBERS

Bill Morrison, Chairman
Chuck Tully, STA Business Manager
Charles Guenzer, Secretary
Jim McLaughlin
Mario Veloro
Jerry Lucha
Katia Reeves
Helen Baumann
Ted Baer

GUESTS

Doug McKenzie (SunWork)
Mike Balma (SunWork)

OPENING PRAYER

by Bill Morrison

MEETING AGENDA REVIEWED

Draft agenda amended before meeting to include discussion of chair lift at Thomas House.

REVIEW AND APPROVAL OF MINUTES

Draft minutes of previous meeting were corrected for statement that Monterey pines were dead and removed and corrected date for next meeting. Approval of the amended minutes was moved and accepted.

PRESENTATION BY SOLARWORK OF SOLAR CELL PROJECT

First item of business was extended presentation by Mike Balma of SunWork concerning installation of photovoltaic solar panels at various sites at STA. The presentation included 23 PowerPoint slides which were emailed to the committee.

SunWork is a non-profit operation using volunteer and training labor to serve non-profits and low-usage homes.

Of all the sites, OLR church, also serving ISP school, seems the best prospects. The other sites are ill sited, have old roofs or tiled or steeply sloping roofs. There is some question about characterization of Thomas House. OLR is estimated to have average load of 40kW and to be billed as small commercial E2 with summer rate of 14 cents per kWh, winter rate of 12.6 cents.

For photovoltaic systems, CPAU bills net usage for month, that is, net of kWh supplied by CPAU less kWh supplied by user to CPAU. Any excess consumption is billed monthly; any excess supply is tabulated as credited energy to account. Annual true-up is credited to user at feed-in tariff of 5.8 cents per kWh, as dollar credit either for next year or to other CPAU bills. System sizing of solar system of about 80% of average use is recommended.

Two financial plans: parish ownership and power purchase agreement (PPA) with for-profit associate of SunWork (Collective Sun).

For parish ownership, in very general terms, estimated 100% OLR cost is \$120K, Palo Alto rebate is \$56K, parish upfront cost is \$64K. Rebate is delayed a few months and must be floated by parish. Estimated annual savings is \$8K so 8 year payback period. Panels are warranted for 25 years, electronics and installation for 10 years. SunWork monitors operations and expects administrative fees of about 1/3 of costs.

In power purchase agreement, 3d-party owner pockets tax credits and depreciation unavailable to parish. Parish buys solar power from owner at set rate. After ten years, system may be sold to parish. Estimated first-year savings for 80% system of \$660, total lifetime savings of \$117K but PPA through SunWork requires investment by parishioners or others of \$106K in 3.8% note.

Problem with OLR site is that service is common to ISP and lease calls for ISP to pay 5/7 of utilities. 5/7 of zero is zero. Questions of exactly what lease says and when lease is to be renegotiated. Possibility of installing sub-meter for ISP and charging CPAU rates.

SunWork needs 2 months after general acceptance for detailed quote. Estimate of 4 to 6 months before installation. Palo Alto rebate money is being used up and not being replenished so speed is necessary.

After completion of presentation, committee discussed issues. Diocese would probably require at least one more quote. Katia will try to line up two more companies for similar presentations, preferably on Wednesdays during August. After third presentation, immediate decision should be made on whether to proceed and drafting proposal to be considered in September meeting for October presentation to finance committee.

REPORT FROM PSC REPRESENTATIVE

Jim McLaughlin verbally reported PSC meeting. Jerry Lucha wants to solicit additional B&EM members.

SAFETY REPORT

No report

PASTORS REPORT

Father Matt did not attend.

OLD BUSINESS

STA Bell

Bell is being repaired at cost of about \$9K.

OLR handrail to ambo

Jerry Lucha provided pictures of available rails. Wrought iron railing was felt to be inconsistent with wood interior of OLR but wood rail on iron posts was acceptable. Railing to old sanctuary is needed. Three rails at \$400 each are within \$1500 already approved. Committee approved for forwarding to diocese for interior design approval.

Solar

Katia Reeves briefly reported on solar water heater. CPAU provides \$1500 rebate for small system, more for larger system. Cost of installing system is about \$5K to \$6K.

Tree planting at OLR

Katia Reeves presented detailed parish-wide written plan for planting trees and detailed plan for OLR site. Eleven trees are to be planted Four palms around church will provide palms for Palm Sunday. Four trees will be planted by fence between parking lot and playground and portables. Three trees will be planted between parking lot and Dermody center to replace Monterey pines.

Plan was moved, seconded and approved with exception that no trees protected by Palo Alto were to be planted.

Thomas House kitchen

There is insufficient money approved to proceed with work but item is to be kept open.

Thomas House chairlift

Previous approval was not fully discussed and was derailed at finance committee.

There are significant safety issues with large number of people in basement and any non-ambulatory attendees, particularly wheelchairs. Proposal was made to erect sign warning against non-ambulatory attendee in basement.

Proposal made that all events in Thomas House would be primarily held on first floor (with ramp access) and overflow to basement. Referred back to site committee.

No widespread support for installing chair lift. No resolution was obtained and topic to be continued.

NEW BUSINESS

No new business

FAITH SHARING AND PRAYER FOR NEXT MEETING

Jerry Lucha will provide prayer for next meeting.

NEXT MEETING DATE

September 25, 2013, 9:30 a.m. at the Pastoral Center with possible special meeting(s) for solar presentation.

MEETING ADJOURNED AT 12:30 A.M.

POST-MEETING EMAILS

There were a large number of post-meeting emails among the members.

Katia reported that Solar City and The Solar Company declined to make proposals. She is attempting to line up several others. SolarWork proposed making their presentation to the finance committee.

Chuck Tully reported that current ISP lease expires June 30, 2015 but ISP needs to notify parish in first six months of 2014 of wanting to extend lease. Lease is ambiguous between cost of utilities and services provided and of utilities metered.

Helen Baumann reported that coastal redwoods and live and valley oaks are protected trees in Palo Alto as well as “heritage” trees. Katia would like to plant at least one valley oak. Several noted serious ramifications against possible construction in future years. Charles Guenzer suggested at a minimum that B&EM committee needs to approve precise siting of any protected tree.

Helen Baumann reported that there was misunderstanding of city’s position on chair lift and that as of now the proposal has been withdrawn.

Minutes prepared by Charles Guenzer