

**Building & Maintenance Commission**  
Minutes of Meeting: 15 March 2006  
Chicago IL

*Present:* Lester Bach, Brian Braun, William Cieslak (liaison). (Mr) Steve Endres, Michael Gaffney, Mel Hermanns (chair), (Mr) Ed Lenn, Philip Naessens, Alan Veik. *Excused:* Isidore Herriges, David Preuss, Carl Schaefer, (Mr) Jose Soberal.

After prayer we reviewed our progress on the PAM reports of the Wisconsin properties. Ed Lenn provided a printout of each. Individual members previously assigned to follow up on these reports will complete that task for the next meeting (July). The focus would be dates of construction, renovation when available and executive summaries that identify everything that needs attention, and projected timelines for capital improvements. Several issues were discussed without conclusion: how the upgrades affect insurance; the possible need for a facilities manager in Milwaukee (consistent with Detroit); the separation of friary from ministry costs wherever possible.

Ed Lenn provided a report on the Butler building at St. Felix in Mt. Calvary. Among the issues involved for its destruction or maintenance we noted: needs of the seminary; needs of the locality (e.g., consolidated schools); hospitality uses; other ministerial uses. We recommend that the Provincial Council establish an ad hoc task force to study the issues involved; we further recommend that the task force be composed of Gerald Pehler, Oliver Bambenek, (Mr) Dave Bartel, (Mr) Ed Lenn, and Carl Schaefer.

Al Veik updated the commission on the House of Peace construction and renovation project. We expect members of the BMC to continue to be involved in the selection process as well as oversight as the construction takes place. We have several firms on board helping with planning, the capital campaign and construction oversight. A concern was raised about minority employment and we concluded that our policy needs to be up front to bidders from the start. We surmise that the Provincial Council will need to delegate an on site person to deal with change orders, etc. We recommend that Bowles be in on the selection of contractors.

The Michigan contingent reported briefly on that side of the lake. We hope Jose will be able to make the next meeting. The "old" St. Mary's on Lexington is still in our hands with no good offers so far. Gene L (PAM) will be over in July.

Al Veik has been asked by the Provincial Council to follow the progress at St. Francis and to work with (Mr) Harlan Swift on what we can afford to improve.

We concluded the meeting with lunch. The next meeting is scheduled for Wed., 12 July 2006 from 9 a.m. to 1 p.m. at Our Lady, Gate of Heaven in Chicago.