

CCFM Today

CONFERENCE FOR CATHOLIC FACILITY MANAGEMENT

Summer 2010



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CONFERENCE FOR CATHOLIC FACILITY MANAGEMENT

NATIONAL OFFICE:

PO Box 618146
Chicago, IL 60661

Brand New Year, Same Old President

I am privileged again this new year to serve our great organization. We ended last with a bang in Orange County, California. Thanks again to Joe Novoa and all those from Orange who put on a fantastic conference for us. A lot of folks worked hard last year on the website, regular and corporate membership, strategic planning, the new Support Group, and continuing education. It really showed at the conference through the presentations, educational tracks, attendance, exhibitors/sponsorship, and soooo much more. Also, having local parishes and other Catholic entities participating for at least a day at our last two conferences has really been rewarding to them, our exhibitors and local sponsors, and our conference overall.

If you were unable to make it to Orange, please browse the website for the educational tracks, pictures, Resources, Forum, and our member Directory and see what and who you've been missing. Our website is becoming our best tool for keeping in touch throughout the year. Please help us keep it current by letting Barry know when you see something that is out of date, posting to and answering questions on the Forum, submit your own resource material, give us pictures you may have, and provide the website and newsletter with articles and lessons learned.

The board and committees are moving into our near future with great momentum. We will need to ratify the long term strategic plan and choose which strategies to take on this year and the committee will continue to review the plan and update it for the future. Tom Richter is our new Vice President and chair of the Annual



Janis K. Balentine
President
Diocese of Colorado Springs

Conference Planning Committee, Michael Davitt remains our Treasurer and chair of Long Term Strategic Planning, and Maureen O'Brien will be our Secretary again and since we don't have a President Emeritus this year, she will serve as chair of the Nominating Committee. The

remaining Committee Chairs are as follows: Deacon Guy Piche, Regular Membership; Jim Zielinski, Corporate Membership; Barry Koebel, Communications Continuing Education Credits, Bill Kramer; Greg Veith, Support Group; and two new ad hoc committees, Joe Novoa, Energy Solutions; and Pete Silva, Awards.

It is our greatest hope to see all of you and even more members in St. Louis from May 1-4, 2011, at the Millennium Hotel for "Gateway to the Future". Tom Richter, Bob Palisch, Roger Hughes, and Debbie Radzyminski are already working to make next year's conference even better. I know they welcome your input, but please get it in early. Pete Silva is already putting together the golf tournament. Please contact Roger as soon as possible if you want to be an exhibitor or sponsor and contact Tom for educational tracks or presentations.

The future of our conference depends on every member, so take part and share your time, talent, and treasure with CCFM. Join a committee, write an article, post or answer a question, share resources, bring in a new member, be a sponsor or exhibitor, take pictures, or simply find a way to help. Let's make 2010-2011 our best year yet!!!✚

go online to,

www.CCFM.net,

to learn more

BOARD OF DIRECTORS

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The Catholic Extension Society

Through Productive Partnerships, More is Possible



Catholic Extension is pleased to work closely with the CCFM to enable dioceses the opportunity to more effectively manage their buildings and properties. We are proud that our partnership has yielded some concrete benefits; 17 new CCFM members from "Mission Dioceses" accepted our invitation and financial support to attend this year's conference.

Our Purpose

We are an organization that raises funds and directs resources to faith-filled people who gather as the Church in America's poorest regions, enabling them to build self-sustaining communities, inspire hope and transform lives. Over the years, Catholic Extension has distributed nearly \$500 million to communities across America and has provided funding to help build and renovate nearly 12,000 structures throughout the U.S. This year alone, Catholic Extension will award approximately 1000 grant requests so that under-resourced Catholic communities can provide religious education and outreach ministries; build and renovate church buildings; and train the next generation of lay and ordained Catholic leaders.

A simple way for you to help

Catholic Extension is able to support many projects through the generosity of our donors as well as funds generated by the sale of our Parish Calendars. Catholic Extension currently supplies calendars to over 6500 parishes across the country.

We are the only Catholic calendar producer that uses 100 percent of our proceeds from the sale of calendars to help fund projects in the U.S. All other calendar producers are for-profit companies. We ask every parish to **specify** Catholic Extension calendars when choosing Parish calendars. Our calendars are beautiful and highlight Catholic Holy Days and feast days as well as U.S. Holidays. Most importantly, these calendars enable us to channel much-needed funding to under-resourced Catholic communities across the country. For more information or samples contact Tom Finnegan at tfinnegan@catholicextension.org or call the calendar division at 800-282-5055.✚



**See You
In St. Louis!**

The Old Cathedral, built in 1834 on the site of St. Louis' first church, is the oldest cathedral west of the Mississippi.

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Roger Hughes
Executive Director
Archdiocese of Chicago

From the Desk of the Executive Director

Thanks to Joe Novoa and his outstanding team for a great conference.

The feedback has been very positive along with some thoughtful feedback as to how the conference next year might be improved.

A special thanks to our Business Partners, that is our exhibitors and sponsors, as well as the Educational Track Presenters for their expertise, participation and support.

You can be sure that we will spend time over the next several months planning a conference that we hope continues to meet and exceed the needs and expectations of all classes of membership. Your thoughtful feedback throughout the year is always appreciated.



*Goodbye
Orange County*



*Hello
St. Louis*



Hello St. Louis

Tom Richter, our CCFM Vice President and local host for next year's conference, has already begun the planning for that conference. Tom and his team are committed to hosting an outstanding conference in St. Louis. The conference next year begins on Sunday May 1st 2011. More details will be provided over the next several months.

Product Offerings

As discussed at the recent conference, CCFM continues to be committed to an array of product offerings that include but are not limited to the Annual Conference. This work continues with the development of the website, the CCFM resource group, the company/corporate committee, the quarterly newsletter, the strategic planning committee, a new committee which is under development to work on the issue of energy solutions. Other activity is underway with the intent of improving the product offerings that are important to you, the members of CCFM.

My best wishes to all and thanks for your continued support.✚

Diocese plans energy saving project for parishes, schools

By Patrick Downes, *Hawaii Catholic Herald*, as provided by Vincent A. Vernay, *Facility Services Manager, Diocese of Honolulu*

Does your parish have windmills?

It's a question on an energy "site survey" now going out to Catholic churches and schools across Hawaii from the diocese's Facilities Management Office. Except the survey calls them "electric wind turbines."

If the answer is "no," it may very well be "yes" in the future.

Vertical axis wind turbines could be one of the ways some Catholic parishes in Hawaii will become more energy independent.

The site survey is the first step of the Diocesan Energy Conservation Program, a new endeavor that will help Hawaii parishes and schools modify their facilities to save energy and perhaps even produce energy.

The survey asks what parishes and schools have installed in the way of insulation, lighting systems, air conditioning, plumbing, solar systems, propane use, and more.

The diocese has chosen Trane, an international company known for its air conditioning products, to manage this project. Trane is an \$8 billion corporation with about 50 employees in Hawaii.

According to the initial plan, the entire project will be paid for by the savings that comes from conserving energy and the use of renewable energy resources.

So there should be no cost to the parish or the diocese.

In the program, Trane first studies each site, then draws up a series of proposals with the parish or school authorizing each step along the way.

Solutions would include conventional cost saving measures such as energy-efficient light bulbs, timers on electric switches, and energy conserving practices by those who use the facilities.

Other measures could include insulation, the upgrading of air conditioning, plumbing and irrigation systems, and new windows and roofs.

Where feasible, parish improvements may incorporate renewable energy systems like solar water heating and the

production of electricity through photovoltaic panels and wind turbines.

Trane will work with subcontractors and financial institutions to build and finance these improvements. Trane also promises monitoring and support after the improvements are made.

Trane has overseen similar energy projects with governments, universities, schools, hospitals, office buildings, hotels and science institutions, but has never done a whole diocese before.

It is still early in the game, said Vincent Vernay, manager of the Facilities Management office, but negotiations with Trane "most likely will lead to a master agreement with the diocese and individual sub-agreements with the parishes."

Parishes do not have to participate, Vernay said, but added that if they don't, they "will lose the benefit of being evolved with nationally recognized leaders in the energy conservation business who have the latest technology at hand."

A parish can also go with another company if it wishes, Vernay said.

Vernay said that his office and Trane sent out a joint letter to parishes and schools last week "explaining where we are."

The surveys are also being sent out. There is no hard deadline for them to be returned but Vernay said that "Trane will follow up with parishes that don't respond in a reasonable time frame."

There is no overall timeline and it has not been decided which parishes will go first, but "it is envisioned that parishes that can benefit the most will be selected first."

"The number of parishes being engaged in the program will depend on the work load and the availability of material," he said.

Vernay said that every Catholic facility, including those that do not belong to the diocese, will have the opportunity to participate in this project.✚

SELLING PRE-OWNED STAINED GLASS... AND PRICING THE PURCHASE

by John Phillips, Jr., President of Associated Crafts

In recent years many churches have been faced with consolidation and closings. With these events the stained glass windows are often no longer needed and some congregations see these old masterpieces as a source of revenue. Armed with a “replacement cost appraisal,” possibly by using this volume, institutional trustees expect huge payouts for the “priceless” masterpieces they now want to sell. Most are to be disappointed.

These lay leaders often think this “replacement” price is equal to the window’s used market value and look to sell them for that amount. The two are not the equivalent...as with any collectible, stained glass market value and replacement costs are not the same.

The pricing in the used stained glass market is unique. Most groups look to purchase used windows do so for one main reason of obtaining more “window” for less money. This is the great allure of old stained glass, but the principal of “more for less” is not always valid.

In fact, the purchase of simple designs in new windows is often about the same, or even less, than the cost of simply-designed used windows. Used windows have additional

Right: This simple window style is often available for sale by churches. Unfortunately this window is generally not successful in the used market. This window 3' x 10' can be replaced for approximately \$4,560. The market would expect to purchase this window fully releaded for half that price, making resale not practical. To further complicate window's resale, a buyer must be found who needs those exact dimensions (or will make architectural adjustments to accommodate the size and shape).



Continued on page 8



removal and restoration costs that are not required in the new window. Possibly the biggest problem with existing windows is the predetermined size and quantity...rarely perfect for the new application. In most cases, therefore, it makes no sense to use old instead of creating new stained glass windows, especially those with simple designs.

The “used stained glass” market IS more practical with the more complex windows featuring hand painted work from higher quality studios. In this lone case, the used window customer can certainly achieve more for less. The higher cost of hand painted new windows leave the possibility to pay for the removal restoration and other cost associated with pre-owned stained glass. These savings often make dealing with odd quantities, different scenes and off-sizes worthwhile.

Generally the used market will bear about 60% to 70% of the replacement cost. A buyer must be able to purchase, remove, restore and still profit for this amount. Many people are under the impression that the older the windows the more valuable they are in this marketplace. Rather, the used stained glass window market is interested in quality windows with the right sizes and quantities available for the best value. The age, history and artist reputation are also of interest.

Another area of stained glass resale is with faceted glass, also known as *dale de verre*. Faceted windows do have some advantages. Possibly the most important is that faceted glass does not require restoration so there is no extra cost associated in preparing this unique art form for resale. This allows for a lower cost and therefore more appealing to those on strict budgets. Secondly, faceted glass does not require the use of protective covering, a further cost savings.

However there are a few disadvantages. Faceted windows cannot be re-sized, and in general, the demand is less for *dale de verre* art in comparison to leaded stained glass.

Collectable Stained Glass Market

The other end of the used market is the collectable artist (interested in Tiffany and LaFarge masterpieces, for example.) *The Stained Glass Appraisal Guide* provides valuable information to help identify these “collectables.”

This “sell” should only be done with a reputable agent who will assure top dollar return. Contrary to popular assumption, purchasers of collectable

windows are not usually churches or synagogues. Rather, the marketplace is driven by collectors and those that who appreciate the stained glass work of a particular artist. This purchaser is normally not driven by price, size, and quantity.

Generally the client networks of stained glass studios are based around churches/synagogues and not collector types. There are, however, some antique and collectable dealers that are properly networked with this kind of buyer. Experience has proven that sales of collectables to the church buyer will not achieve to desired value. Therefore, for the best chance of maximizing profits, antique and collectable dealers generally are the preferred option.

* * * *

The resale of stained glass is going to accelerate in the upcoming decades as older churches age along with their parishioners. Many of the finest masterpieces will find new homes in museums and the residences of the wealthy. Others will be relocated to restaurants and businesses.

Nevertheless, the idea of relocating existing stained glass from one religious institution to the next is a wonderful way to keep the beauty of our past active in our new churches, a continuing way of telling God's story through God's light.

This "Munich style" window was installed in a small catholic church in Jericho, Wisc., around the turn of the previous century. The window is fully painted and makes a great balcony window or other feature focal point. The window is approximately 12' x 16' with an estimated replacement cost of about \$160,000. The used market value would be approximately 110,000 when fully restored.



Continuing Education: Past, Present and Future

By William Kramer

President Emeritus CCFM Board of Directors

Last month, CCFM celebrated five years of professional development through AIA/CES Continuing Education. In Orange County, CA, thirty-six members collectively earned over 180 learning unit hours under the theme “Moving Forward Through Change.” Daily sessions, together with Andre Villere’s report on the Archdiocese of New Orleans since Katrina, offered individuals the opportunity to qualify for AIA/CES credits of up to 13.5 hours. Although members who do not require mandatory continuing education credits can remain confident that they are receiving relevant, high-quality information, architects, engineers and other professionals can additionally secure up to half of the hours required for certification through our AIA/CES-approved presentations.

This June, as a representative of CCFM, I attended an AIA/CES Providers Conference: “Charting a New Course.” In the interest of both sustainability and environmental responsibility, AIA/CES is presently converting to a paperless system. They are likewise eliminating an outsourced record-maintenance system. Fortunately, while such changes are administrative and operational, AIA/CES’ substance and resources will remain the same.

Networking with other registered providers at the conference also encouraged me to recognize CCFM’s success in working with a diversified membership and a new team of presenters each year. Joe Novoa and Jim Zielinski, site chairs for the last two CCFM conferences, have done a great job of recruiting local speakers for a national audience. Our topics and case studies, such as the one this May on Santa Margarita High School and the LEED process, are not only timely and relevant, but also set a parallel direction with the AIA.

The CCFM Board and Director have recently agreed to establish a subcommittee for Continuing Education. Eric Atkins, with the Archdiocese of Indianapolis, and Andy Guljas of the neighboring Diocese of Lafayette, face a number of exciting challenges as they take on leadership within this group. In addition to preparing for the upcoming conference in St. Louis, Eric and Andy will also be working to develop opportunities for distance learning. In keeping with AIA/CES recommendations, this will allow CCFM to make conference sessions available to members who are otherwise unable to attend. Streaming, or making video sessions available to members through our website, for example, will eliminate the current problems we face in reproducing panel discussion content.

Following CCFM 2010’s impromptu session on energy, it is clear that CEU’s will be a hot topic for 2011, joining our on-going discussion of global issues such as sustainability and environmentally-friendly design. We have also heard your requests for more information on local issues: specifically concerning restoration, real estate, adaptive reuse and site-planning.

The Continuing Education Committee will be meeting soon to plan CCFM 2011-St. Louis, so please send along any thoughts, suggestions, or constructive criticisms you may have to me, Eric, Andy, or our site host, Tom Ritter. We hope to see you in St. Louis, but, if not, remember CCFM will be offering distance learning credit, too.✚



William Kramer
*President Emeritus
CCFM Board of Directors*

Mark your calendar now for CCFM 2011 in St. Louis, MO

MAY 2011						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

ADDRESS UPDATE

If you wish to update our mailing address information or if you wish to add other names to our list please complete the information below or visit www.ccfm.net

Name _____

Position _____ Arch/Diocese _____

Address _____

City _____ State _____ Zip _____

☐ Deletion ☐ Addition ☐ Correction

What would you like to see in CCFMToday

Members are encouraged to submit items as well as articles for consideration in **CCFMToday**. Notices of Employment Opportunities are published on the web site as they are received in the National Office, as well as in the upcoming edition of **CCFMToday**.

CCFMToday Publication Schedule

CCFMToday will accept notices and articles for future issues according to the following schedule:

Deadline Date		Publication Date
February 20	Spring Issue	April 1
May 20	Summer Issue	July 1
August 20	Fall Issue	October 1
November 20	Winter Issue	January 1

We would appreciate your comments & input on items for future issues. Please mail to:

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FIRST CLASS MAIL

Canon Law Society of America (CLSA)

October 11, 2010	Buffalo, NY	Hyatt Regency Buffalo
October 10, 2011	Jacksonville, FL	Hyatt Regency Jacksonville-Riverfront
October 8, 2012	Chicago, IL	Hyatt Regency O'Hare

National Federation of Priests' Councils (NFPC)

May 2, 2011	Albuquerque, NM	Hyatt Regency
May 5, 2011		Albuquerque

Conference for Catholic Facility Management (CCFM)

May 1, 2011	St. Louis, MO	The Millennium Hotel
May 4, 2011		
April 2012	Covington Kentucky	To Be Announced

National Association of Church Personnel Administrators (NACPA)

2010	To Be Announced	To Be Announced
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Diocesan Fiscal Management Conference (DFMC)

September 26, 2010	New Orleans, LA	Sheraton New Orleans
September 29, 2010		
September 25, 2011	Minneapolis, MN	Hyatt Regency Minneapolis
September 28, 2011		

Diocesan Information Systems Conference (DISC)

June 2011	Boise, ID	To Be Announced
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