

PRESIDENT'S *Comments*

As winter has finally arrived here in the panhandle of Florida, I have got to experience nature in a new way; hunting. My twelve year old son has wanted to go hunting for the longest time and some good friends were going to help make it possible. Only issue we faced is that, while living in the south, I had never hunted either. I'm actually a yankee from Connecticut.

Faced with task to assist him do something out of my element, I talked to as many knowledgeable people to soak up as much information as possible. I also verified all that I could with the state for laws and regulations, I wanted to make hunting a positive experience for my son.

They area we were going to hunt deer is in a managed timber forest whose overseer leases acreage to different hunting clubs. Both the lessee and lessor have more stringent requirements, than the state, for deer that can be harvested. The property owner and the club have put their own rules on the property to help manage the deer population for the area. Every deer that is harvested is logged and a biologist actually ages each deer to get census of the land owner's property. The biologist will then provide a number of females that need to be culled in a year to control the population to not over run the property and/or damage the timber crop. Not quite the old idea of blasting any and all deer that you see.

The five thousand acre lease that the club we hunted with is just a fraction

Continued on page 3



Rob Bennett
President, CCFM
Diocese of
Pensacola - Tallahassee

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FROM THE DESK OF THE Executive Director

Well first, I simply want to wish each of you a Very Happy and Blessed New Year! With the glory and beauty of the Christmas Holiday now in the rear view mirror, the winter blahs settling in and, oh my gosh, the football Rams moving to L.A., there is a lot to be gloomy about. But that happens to me almost every year, and so I always try and to take time to assess what I am blessed with: family, friends, good health, and of course CCFM. And yes, I do say thanks for CCFM in the same sentence that I say thanks for family, friends and good health. Not sure what that says about me, but it is the truth.



Thomas Richter
Executive Director, CCFM
Archdiocese of St. Louis

And one of the things that I always have to look forward to is our annual conference which this year is being held in Phoenix on April 28, 29 and 30. I hope that you have already marked you calendars to join us, because it won't be the same without you there! The conference registration brochure should be reaching you about the same time you get this newsletter.

This past year saw a lot of major news items, and probably none bigger than the Pope's visit to the US and his Encyclical on the environment. We let all of the other major news outlets cover his visit to the US, but I thought that this issue of CCFM Today had to discuss how we as Diocesan Facility Managers are dealing with this. And so this issue is dedicated to just that, and I hope that you enjoy it. The first two people to e-mail me the word Laudato Si, will receive a \$25.00 gift card.

Thanks and here is to hoping that we see you in Phoenix!

Continued from front cover page.

of what the land owner manages for timber. After decades of open “public” land being abused and overhunted, the landowner has found that the deer leases have benefited their timber crop by controlling access to the property and managing wildlife. Both natural resources have flourished with this symbiotic relationship while the land owner has seen a full return on their investment.

What exactly does any of this have to do with Conference for Catholic Facility Management? Well, this same approach is what we have been, now, asked to do with our diocesan and religious properties. Pope Francis’s encyclical—*Laudato Si’* is a call to all people of the world to realize that whether or not we agree on causes, life and creation are in need of conservation. This is the most direct and indirect encyclical as it pertains to the ministry of managing and maintaining the faithful’s property, facilities and projects. The encyclical calls out environmental issues that we need to be aware of but doesn’t necessarily tell us what we need to do at the parish level.

In April when we meet in Phoenix, AZ, the conference will focus on how and why Pope Francis’ writings can be made into plans and actions for your locations. CCFM was invited to Washington DC for a seminar on *Laudato Si’*. We sent our Executive Director Tom Richter and Board Member Jen Shankie to glean as much as possible to enhance our Energy Committee and give our members some direction to live this encyclical. Our Education Committee has also lined up some great tracks that correlate as well.

We have to find a middle ground with the “greenies” and the slash and burn mentality of old. Our resources that we currently function on are not limitless. While green building and LEED have been becoming more popular there are still some among us that are very slow to change. The change is here! The Pope has put the writing on the wall. It’s time to absorb as much information to be both environmental and fiscal stewards of God’s gifts and the generosity of our faithful.

CCFM has one of our greatest resources, knowledge. When you look at the vast membership from all walks of life and locations throughout our nation, we have immense experience and generations of wisdom to benefit one another. With this network of members, we can push ourselves toward renewable and untraditional avenues to provide an unlimited life cycle to our Catholic faithful. We can preserve and provide to our Creator’s second greatest gift, life.

I look forward to seeing all of you in April in Phoenix or discuss anything you’re needing help with on our Discussion Board on the website in the meantime.

Plan to Attend:
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Phoenix, AZ
April 28-30

State-of-the-Art Glazing for Stained Glass Windows Saves Energy Costs and Extends Window Life

by Ron Bovard

It is well known that replacing deteriorating stained glass window frames with new thermal barrier window frames, made of aluminum or wood with insulated and vented glass, can significantly reduce energy costs. It is not as widely understood that proper design can also greatly extend the life of the new windows.

After St. Bernard Roman Catholic Church in Breaux Bridge, Louisiana installed new thermal barrier aluminum frames with insulated glass

...the study found temperatures in excess of 150 degrees trapped in the air space between the stained glass and the protective glazing.

exterior glazing for their historic stained glass windows, the church saved 20% to 23% on their \$6,000 monthly energy bills.

Historic stained glass window frames with all of their tracery and beauty can be replicated while being engineered to modern wind load and energy standards. If properly designed, such an upgrade not only reduces energy costs but also conserves your stained glass heritage and increases the comfort and safety of parishioners.

To conserve your stained glass heritage, the space between the stained glass window and the exterior glazing for new window frames or stained glass protective glazing must be vented with about 1 square inch of venting top and bottom for every 16 square feet of stained glass. New frames with insulated glass are vented to the interior of the church.

This venting analysis is based upon the research of the National Preservation Center's "Protective Glazing Study (1996 – 2006)" for stained glass windows. This study's conclusion is that improperly designed exterior glazing over stained glass has caused more

damage to America's church stained glass windows than all damage from storms, vandalism, and fires combined. With improperly designed glazing, heat from sunlight passes through clear exterior glazing and is absorbed by the darker stained glass under the glazing. Unvented glazing traps the heat between the window and the glazing. The heat builds up and is trapped between the stained glass windows and unvented exterior glazing. On a 20-degree January day in Chicago, the study found temperatures in excess of 150 degrees trapped in the air space between the stained glass and the protective glazing. This heat buildup exaggerates expansion cycles that damage both the stained glass and the window frames.

Additional damage is caused by condensation. A single-glazed stained glass window, as with any single-glazed window, collects condensation on the interior of the window in many climates. When single-glazed protective glazing is added, the condensation moves from the interior of the stained glass window to the interior of the single-glazed protective covering. In an unvented or improperly vented system, the moisture is trapped, thus creating an environment highly conducive to bacteria growth. Bacteria grow in the air space between the single-glazed protective covering and the stained glass.



Secreted acids attack the stained glass window and deteriorate the window frame; this leads to premature failure.

Proper venting allows the heat to escape and the condensation to dry out between condensation cycles. The best venting systems for single-glazed protective covering, when vented to the exterior as recommended in climates with freezing winter temperatures, also have long-lasting metal screens to keep insects out and a system to prevent rain water from entering. Additionally, a weep system is essential in all glazing systems.

According to the National Preservation Center's study, R-values for single-glazed protective coverings are not economical for energy savings due to the cost of protective covering. The main benefit of properly vented single glazed protective covering for stained glass windows is the reduction of air and water infiltration caused by the

About the author:

Ron Bovard of Bovard Studio, Inc. holds US Patent #7,607,267 B2 on 20 aspects of venting exterior glazing designed for the conservation of stained glass windows. Ron serves as co-chairman of the CCFM vendor's committee.





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loss of the original glazing cement in expansion and contraction cycles. The glazing cement is packed under the flanges of the lead came to prevent water and air from passing through the stained glass window.

Protective glazing increases the comfort level of the parishioners within the church by reducing drafts and water infiltration from rain and condensation. It also protects valuable stained glass heritages from vandalism and storm damage. Replacement of the entire stained glass window frame with a new thermal barrier frame using insulated glass has the additional benefit of significant energy savings over single-glazed protective covering. Insulated glass protective covering systems are available and can be combined with systems engineered and certified to meet maximum hurricane codes of 150 mph and hurricane impact codes.

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ISSUES ASSOCIATED WITH Solar Photovoltaic Panels on Low Slope Roofs

by Eric Anderson, Director of Construction, Rockville Center, New York

Many firms are marketing commercial rooftop solar photovoltaic (PV) electricity-producing systems. These firms will discuss leasing your roof, providing third-party financing, and providing free electricity. The proposals, while expansive and effusive in the promise of green power must be vetted to make sure the parish does not expose itself to undue economic, structural, and infrastructure risks. Any proposals presented to a parish should be reviewed by Diocesan staff to determine the major economic and technical impacts on parish operations:

- Installation contracts of these systems may place tax-exemption of parish property at-risk and also result in unrelated business income taxes through the sale of power.

Any proposals presented to a parish should be reviewed by Diocesan staff to determine the major economic and technical impacts on parish operations

Many installers of solar equipment have developed programs for Owners where a third-party will enter into an agreement to lease the area of installation for the PV array, and then have subsequent agreements for the purchase and/or sale of power on behalf of the Owner. The benefit of this approach is deferral of expenditures by the Owner and accrual of savings and/or income from the sale of power to the local utility. However, there may be significant tax implications for non-profit Owners with tax exemptions that may result in the local jurisdiction assessing property tax and unrelated business income tax (UBIT). These transactions must be reviewed by the diocesan agencies for finance and legal affairs to make sure the tax exposure of the parish is not changed to its financial or legal detriment.

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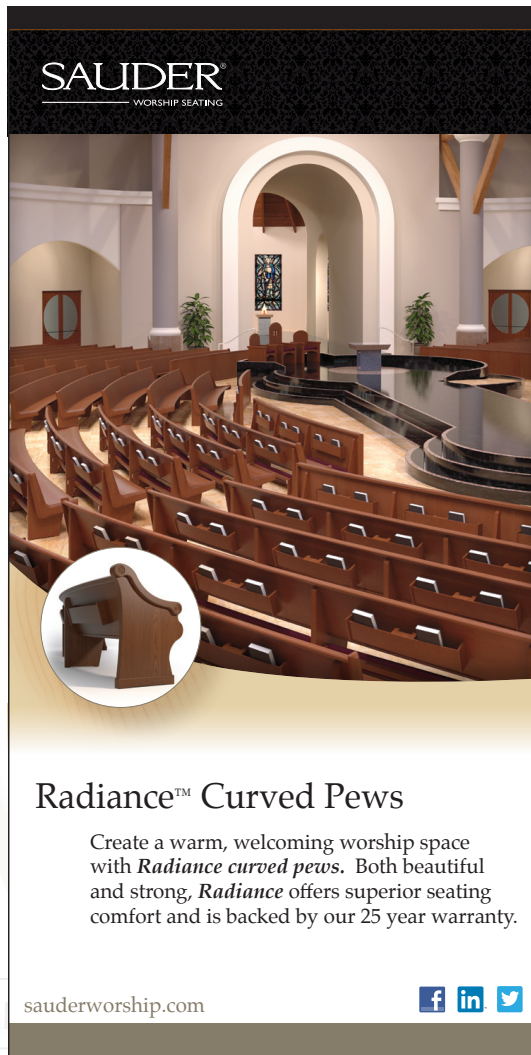
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- A roof's function is, first and foremost, to protect the building's contents and occupants from the elements. In this regard, the scope and specific proposal need to anticipate the potential risks associated with the installation of a roof-mounted PV system; roof warranties can be voided by installations not conforming to the terms and conditions of the roofing manufacturer's warranty.

- Will the roof accommodate the added weight of the PV array? Logistically speaking, before owners decide on a solar-power system,

...before owners decide on a solar-power system, they need to determine whether their roofs are sturdy enough to support the additional loads of the solar array.






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they need to determine whether their roofs are sturdy enough to support the additional loads of the solar array. An average solar panel and support system typically adds a minimum of 3 to 4 lb/sf to the existing roof. It is the design professional's responsibility to ensure this additional weight does not exceed the load limits determined by the building's designer.

- The installation of PV systems on roofs could create electrical, fire, structural, and weather-related hazards that may not be adequately addressed by current codes, standards and guidance documents.

WE WELCOME THE
OPPORTUNITY
TO DISCUSS ANY
SOUND ISSUES, IT
IS OUR PASSION.

- Service life of the roof and PV system should be aligned. From an economic (i.e. lifecycle cost) point of view, it makes sense the existing roof membrane's service life will come close to matching the projected service life of the PV system. If not, a complex and costly reroofing project may be required long before the solar panels need replacement. Generally, the underlying roofing system must provide the same minimum investment horizon—generally at least 25 years—to realize the full potential of the rooftop PV system.

- Warranties of existing roofs must be reviewed. Most PV arrays require penetrating the roof membrane. Even non-rack-type systems can include electrical conduits and wiring that may need to be flashed in a professional manner. It is essential the responsibility for this flashing work rests with the designer or roofing contractor and not the electrical or PV contractor. Roofing contractors must use care when installing a PV array over an existing roof carrying FM Global (FM) Class 1 or Underwriters Laboratories (UL) Class A wind and/or fire requirements. This would also include any insurer or code body that specifies these two standards.

*Installation of a solar
photovoltaic system is simply
not a matter of signing a
contract and accruing savings.*





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- When installing a PV array on an existing roof, specifiers should consult the roof system manufacturer to ensure existing codes are met. Existing roof system manufacturer guarantees are an equally important topic. On older roofing systems, there may be various manufacturers represented. Even with the popularity of today's single-source system guarantees, these documents must be evaluated in detail with the appropriate approvals given by the issuer of the guarantee.

- Verification of power generation should be verified by a third party with engineering qualification who can assess power consumption, structural capacity of the roof structure for arrays, and analysis of wind forces to ensure consequential damage to roofs and buildings in high wind events does not take place.

Installation of a solar photovoltaic system is simply not a matter of signing a contract and accruing savings. An independent assessment of the proposed power generation, the potential savings, the cost of installation, and the cost and liabilities of ownership or lease must be conducted. Under certain sets of circumstances, these arrangements could even generate relative losses, rather than savings. Seek the assistance of engineering professionals and legal counsel to identify all the opportunities and constraints associated with the installation of solar photovoltaic systems.

UPCOMING Events

Conference for Catholic Facility Management (CCFM)

April 28-30, 2016
Phoenix, Arizona

Diocesan Information Systems Conference (DISC)

June 23-26, 2016
JW Marriott Atlanta Buckhead,
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SEATTLE PARISH CELEBRATES RELEASE OF POPE'S ENCYCLICAL ON CLIMATE CHANGE

Written by Louis McGill Published in Local

SEATTLE – “Who will bring this message of hope to the world?” Father Jack Walmesley asked the estimated 250 people who gathered June 18 at Our Lady of Guadalupe Parish to celebrate Pope Francis’ encyclical on climate change.

“Send us, Lord, your servants are listening,” the crowd responded as part of a missioning ceremony at the close of the event that honored the pope’s message of environmental stewardship with song, prayer and speeches.

Father Walmesley, pastor of the Seattle parish, said earlier that he is excited by Pope Francis’ moral leadership on the environment. “It’s a call to action, and not just for Catholics,” Father Walmesley said. “It’s a call to humanity.”

The 184-page encyclical, “Laudato Si” (“Praise Be to You”), highlights the crisis that climate change poses for humanity, promotes stewardship of the Earth, calls attention to the plight of the world’s poor in the face of environmental degradation, and invites all humanity to come together to solve a problem global in scope.



“Never have we so hurt and mistreated our common home as we have in the last 200 years,” Pope Francis stated in the encyclical, released June 18.

The event at Our Lady of Guadalupe featured speeches Father Walmesley as well as Jessie Dye, Earth Ministry’s program and outreach director; Catherine Punsalan-Manlimos, director of Seattle University’s Institute of Catholic Thought and Culture; and Dan and Robyn Campbell, members of Our Lady of Guadalupe who helped start an environmental group at their parish.

Father Walmesley said the gathering was an outgrowth of the parish’s environmental efforts, which has resulted in green-building choices and installing solar panels on parish buildings. Attendees were able to view the parish’s eco-friendly buildings at an open house as part of the event.

Meanwhile, Mike is more than content with what may well be the final destination in his professional journey. After all, he’s been sharing the same mission all his life.

See for yourself — it’s right there on the sleeve of his Felician Sisters polo shirt:
“Serve where you are needed.”

Earth Ministry, which focuses on engaging the religious community in environmental stewardship and advocacy, suggested partnering with the parish for the celebration, Dye said. “When we heard of the pope’s encyclical, Our Lady of Guadalupe stepped up and said, ‘We want to celebrate this,’” she said. The parish has been “one of our best partners for some time,” Dye added.

Parishioner Dan Campbell called the release of the pope’s encyclical “incredibly empowering.”

“It’s exciting for me as a Catholic that he’s taking this stance that’s not particularly popular,” Campbell said. “He’s a major voice of a major religion discussing climate change and what humans can do to protect God’s creation.”

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Article Provided by: Annie Roy -Real Estate Specialist

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