

Recommendation to Pastoral Council and Finance Council:

If the Building Our Future campaign doesn't generate funds sufficient to cover the estimated costs for the replacement of the church's heating system (\$200,000), then StC would implement this subproject as soon as possible using funds borrowed for the long-term.

Rationale:

The 2007 Property Conditions Report (PCR) recommends "replac[ing] the church heating system, relocat[ing] gas fired equipment out of existing basement" as short-term activity (a priority in one to two years).

The PCR also states "the HVAC systems [in the church and parish center] in particular are now aging to the point where replacement of individual parts or components is not recommended and perhaps, in some cases, not even possible."

Replacing the heating system as an "emergency failure" activity would be substantially more expensive and less effective than doing so as a planned activity.

A failure of the heating system could possibly cause further damage to the church because of frozen pipes.

Replacing the old system with a new system would substantially increase the operating efficiency of the heating system and lower its operating costs.

Replacing the system as soon as possible might provide other cost advantages:

- The cost to borrow funds is now lower than expected in the future
- The construction costs are expected to be now lower than in the future because of today's economic climate
- There may be energy conservation rebates available from NYSEG