

Highlights of the St. John XXIII Parish Property Management for 2018-2019

1) The parish has consolidated & regularized the procurement of janitorial & handyman services under a single contract, moving away from the former systems of occasional / part-time work with sometimes even cash payment for cleaners and day labors. Beyond the improved management of this work, a recent analysis performed shows that this has dropped these related costs by about 7%, as well as increased services received, since yard work and annual maintenance of drains are now regularly preformed. The services are from a firm owned by a parishioner, who already had gained great familiarity with our facilities from previous paid and volunteer work for our parish.

2) The parish house fire alarm panel documentation and signage has been updated and checked. By coordination with the annual visits of the alarm maintenance staff, we took advantage of their on-site expertise (at no additional cost to us) and verified that our English language signage was corrected and usable by the parish staff. A second parishioner (with a technical background) has also been trained to execute the required fire drills of our catechism classes.

3) The parish has updated its phone system as required by the move of the Swiss analog telephone system to a nationwide Internet Protocol (IP) system. This SwissCom "ALL IP" initiative has been on-going since 2013, and was generally something most residential customers in Switzerland* didn't really notice. However, the parish is technically a 'small business customer', so our phone system required new or upgraded on-premise-equipment, and this work was scheduled just at the end of this past year. This upgrade had an upfront cost of less than 5,000 CHF, but the parish staff carefully selected options so that our new phone system has:

- a) a lower monthly cost than our previous system (yielding a payback for this upgrade of about 4 years),
- b) much less equipment that the parish has to own and maintain, and
- c) features that let us reduce our monthly cost even more if the head-count of our parish office reduces in the future.

4) Two mature but diseased maple trees just behind our church building were removed by the *cantonal service des espaces verts*. While we hate to see a tree go, these maples had been aggravating the condition of our church roof which they overhung, since they shed a kind of 'helicopter seed' that blocked our roof drains and led to puddling of water that often leaked through. Our new janitorial service also offered to clean our roof, and succeeded in removing stains from the translucent star spire over our altar (this was something a previous roofing company told us was impossible to do). Furthermore, Father Paul directed them to attempt to patch leaks they found. We have not had a leak since before Christmas, although the policy of close monitoring of this roof is still required because of its age.

*This was the same reason for the Parish's elevator emergency communication system upgrade performed last year and reported at last year's General Assembly.