



## REFLECTIONS on the Past YEAR

The past twelve months have been busy ones for CCFM. Coming off of our highly successful St. Louis Conference (OK, I am bragging just a little) the Board and the Conference Planning Committee immediately started working on our Covington Conference. I hope you all agree, that their hard work paid off and we had another great conference. I want to thank everyone involved.

Our committees have also been hard at work, in particular there are two initiatives that they started during the past year, that we hope to bring to fruition this year.

The first of those is the efforts of the Communications Committee in conjunction with the Company/Corporate Committee and that is to bring Webinars to the CCFM website. The Board is anxious to make CCFM a year round resource for all of us, and we all believe these webinars will be an important step in that direction. We hope to have the first of the webinars available by late-summer.

The second initiative involves a new membership classification that our Arch/diocesan Membership Committee



Thomas Richter  
Immediate Past President  
Archdiocese of St. Louis

has been working on. We believe that there are a number of **parish leaders** who may never attend a conference, but who could benefit from access to our newsletters and our website. Access to the website will become more important because it provides these parish leaders the ability to download educational tracks from the annual conference as well as participate in webinars which are being planned.

We will keep you informed as these initiatives move forward. And I would be remiss if I didn't mention the work of our Strategic Planning Committee, as well as all of the other Committees that have been so hard at work. I

hope that if you are asked to serve on one of these committees, that you will agree to do so. It is time well spent.

And on a personal note, I want to thank the Board for the confidence that they have shown in me, by offering me the position as your Executive Director. I want to assure all of you that I will work to be sure that CCFM continues to be an important resource to you our valued members. Roger and I will work closely together through September to ensure a smooth transition.

## INSIDE THIS Issue

<b>Board of Directors</b>	2
<b>President's Comments</b>	2
<b>Lessons Learned</b>	3
<b>Bishop Foys Reflections</b>	5
<b>FOREMAN Article</b>	6
<b>From Executive Director (in Sidebars)</b>	6
<b>Upcoming Events</b>	10
<b>Thank You Nominees</b>	10
<b>Someone You Should Know</b>	10
<b>BuildBlock Article</b>	12
<b>Exhibitor Thank You</b>	14
<b>Welcome to Seattle</b>	15
<b>Address Update</b>	16

---

Go online to,  
**WWW.CCFM.NET,**  
to learn more.

### Conference for Catholic Facility Management

CCFM National Office  
PO Box 618146  
Chicago, IL 60661

p. 312.123.4567  
f. 312.123.4567  
www.ccfm.net

# BOARD OF Directors

# PRESIDENT'S Comments

**Most Reverend  
Roger Foys, D.D.**

*Episcopal Moderator*

Diocese of Covington, KY

**Roger Hughes**

*Executive Director*

Archdiocese of Chicago

**Peter Silva**

*President*

Diocese of Boston

**Ed Foster**

*Vice President*

Archdiocese of Seattle

**Rev. Guy A. Piche**

*Treasurer*

Diocese of Charlotte

**Paul Connery**

*Secretary*

Archdiocese of Hartford

**Lou Baird**

The Redemptorist Fathers

**Rob Bennett**

Diocese of Pensacola -- Tallahassee

**Doug DuRivage**

Diocese of Fresno

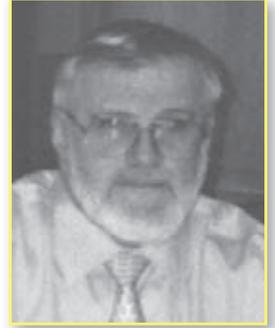
**Barry Koebel**

Archdiocese of Omaha

**Joe Novoa**

Diocese of Orange

WOW! Hats off to the Diocese of Covington and a terrific conference. Many thanks to Bishop Foys for his leadership, guidance and unending support for CCFM and especially for allowing Don Knockelmann and Jack Nienaber to pull together all the loose ends of the conference. A special thanks to Father Dan whom I am sure was responsible for keeping you all on track. Once again, Plaza Meetings provided a seamless flow of events-they make it look so easy (thank you Deb and Donna). Each conference has a different atmosphere and theme and I think this one hit its mark right on. The facilities were great, the educational tracks were well attended and well received (many asked for more), our business partners and exhibitors were professional, well prepared and energized the entire conference with their expertise and advice in our highly specialized field. Of course our diocesan and religious institution members continue to be greatly involved by spearheading conversations at the educational tracks, round tables and with the exhibitors. I am constantly amazed at the amount of knowledge our members have as well as their willingness to share and teach each other with that knowledge. The Board thanks all of you who took time out of your busy schedules to make Covington a very successful conference.



Peter Silva  
*President, CCFM*  
Diocese of Boston

But, as I say to my Babe Ruth Team, this game is over and now we need to focus on the next one. That of course is in Seattle. Believe it or not we have already started the planning for that conference. Therefore, now is the time

to take a few minutes and let us hear from you. What can we do better, what was done right, what type of educational tracks would you like to recommend for the next conference, ideas, etc. This conference is your conference and the role of the Board is to listen and accommodate, if possible. Providing what you want and need to make your efforts easier throughout the year is our primary goal. If the conference does not provide you with information, contacts, networking opportunities and presentations that help you when you return to the grindstone then we need to adjust.

**My goals for the year is not only to maintain but to try to increase our membership in all categories; to continue to develop our website to be**

A MEETING IS  
A BEGINNING--  
COMING TOGETHER  
IS PROGRESS--  
WORKING  
TOGETHER IS  
SUCCESS.

**better, more user friendly and more often used; to continue to develop the working relationship we have with each other and our business partners; and to provide a conference in Seattle that will be as enriching as those in the past.** But to be successful in these endeavors we need all of our members to participate in the various programs, so let me repeat a quote I often reflect on:

**A meeting is a beginning--Coming together is progress--Working together is success.**

Let us prepare for the Seattle Conference by working together with not only the ideas of your Board but with your ideas, recommendations and needs. If we do that we will have a very successful conference in Seattle. Have a great summer and a safe one.

# LESSONS LEARNED Better to be SAFE(R)\* than Sorry

## The Need



Paul Connery  
General Manager  
Archdiocesan Center at  
St. Thomas Seminary

In mid-2009, the Safety Committee at the Archdiocesan Center at St. Thomas Seminary in Bloomfield, Conn., began creating, implementing and maintaining a broad-based Emergency Preparedness Plan. Although the facility had the basics—safety plans for evacuation in the event of fire, fundamental first aid and initial response to other building emergencies—it didn't cover the full breadth of the events the daily newscasts proved could happen. The committee realized that the Archdiocesan Center was like most other facilities in its shoot-from-the-hip management of events outside the realm of ordinary, everyday routine; our 150,000 square-foot building on 80 acres needed a plan.

The Archdiocesan Center building had evolved from its former role as junior-college-type seminary (up until the mid-1980s) to today's conference/retreat center, residence for retired priests and office space for nearly 20 Archdiocesan organizations and departments. In addition, the Hartford Archdiocese encouraged increased safety and security as part of its organizational structure and to achieve compliance with insurance requirements.

*Continued on next page.*

\*SEE BOXED LISTING PAGE 4 SIDEBAR

## PAUL Connery

*Paul Connery is general manager of the Archdiocesan Center at St. Thomas Seminary in Bloomfield, Conn. The facility was built in 1928 and served as a seminary and day high school for young men up until the early 1980s. Currently, the Center serves as a private conference/retreat center, residence for active and retired priests and office building for agencies of the Archdiocese of Hartford.*

### The Process

The Safety Committee established a basic goal of ensuring the safety and well-being of all those who live, work and visit our facility. Throughout the next two years, the committee produced a plan that included emergency response procedures for 10 natural or man-made crisis/disasters. Each includes the steps of action to be taken, the roles various staff members assume and follow-up for:

- bomb/mail threats
- fire evacuation
- flooding
- infectious disease prevention
- loss of power/utilities
- medical emergency
- natural disasters
- natural gas leak
- resident priests evacuation
- suspicious persons.

### The Test

Although no one likes to think that a disaster/crisis/emergency will occur—putting a component of the plan into action—an incident on March 14, 2012, put our plan to the test...

An Archdiocesan Center employee, who receives, sorts and distributes our mail, found a small box among the day's mail delivery. Initially, it was not clear from what vendor or organization the package was sent, nor to what department it should be delivered. To determine the sender and recipient, the employee opened the package...out came a puff of white dust. The employee immediately put down the package and called the facilities director who removed her from the room (relocating her to a closed-off area), called 911 for emergency assistance and initiated evacuation of the building. In a matter of minutes, the building was evacuated, and emergency responders arrived and took control of the building and the situation.

Emergency responders quarantined the package and, according to hazardous material response team protocol, sprayed down the employee to reduce the risk of contamination and took her to the hospital for evaluation. By 3 p.m., the facilities director was informed that our event was a "false alarm" and that no one in our facility was at risk or in danger from the material released into the air.

Fortunately, the suspicious substance released from the package was a puff of fine linen particles from the frayed ends of iron-on laundry tags used to identify the clothing of our resident priests. Although (thankfully) a false alarm, the event and the Archdiocesan Center's response to it earned our organization very high marks from emergency responders from local, state and federal agencies who all gave our facility and those staff members directly involved high marks for their efficient and focused response to this incident. With a plan in place for this type of incident, we were able to respond in an organized, efficient manner.

### The Lesson

Because we cannot predict the time or place of an emergency, facilities need to be prepared for any situation that may come their way. Put plans in place so that when an incident does happen, you have a reasonable chance to respond effectively. Lives can be saved, facilities can be protected, and you can protect your organization from being criticized for not having such plans in place.

### The Result

Our Emergency Preparedness Plan is part of our Safety Manual and is distributed everyone who lives and works in our facility. Ongoing training keeps everyone aware of these plans so that when a disaster comes our way again, we will be prepared to respond.

The Archdiocesan Center  
at St. Thomas Seminary  
Emergency Preparedness  
Plan

All plans follow these  
general guidelines:

**S**tay calm

**A**dhere to the instructions  
– written or verbal

**F**ind seminary personnel  
or call 9-911

**E**vacuate the situation and  
take shelter

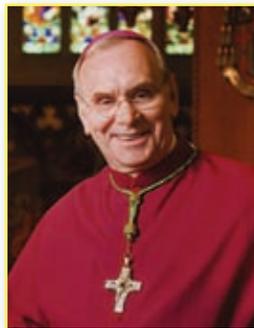
**R**eview effectiveness of  
plan when disaster ends

# REFLECTIONS of the Conference

My Dear Friends,

I would like to thank everyone who was able to attend the 2012 CCFM Conference in Covington, KY this year. I hope you had an enjoyable and productive time during your short visit with us in the Diocese of Covington. It was certainly our privilege to host the Conference.

I would be remiss if I did not take this opportunity to thank a few key individuals who made the Conference such a success. First and foremost to Mr. Roger Hughes, our outgoing Executive Director, who in four years has done a tremendous amount of work for the CCFM. To him I offer my sincere thanks and best wishes in his future endeavors. Also to Mr. Tom Richter and



Most Reverend  
Roger Foys, D.D.  
*Episcopal Moderator*  
Diocese of Covington

“UNLESS THE  
LORD BUILDS  
THE HOUSE,  
THEY LABOR  
IN VAIN WHO  
BUILD IT.”  
PSALM 127:1

the Board of Directors with the assistance of Ms. Debbie Radzysinski of Plaza Meetings, and to Mr. Don Knochelmann, Director of Buildings and Properties for the Diocese of Covington, and his staff, I offer my thanks and gratitude.

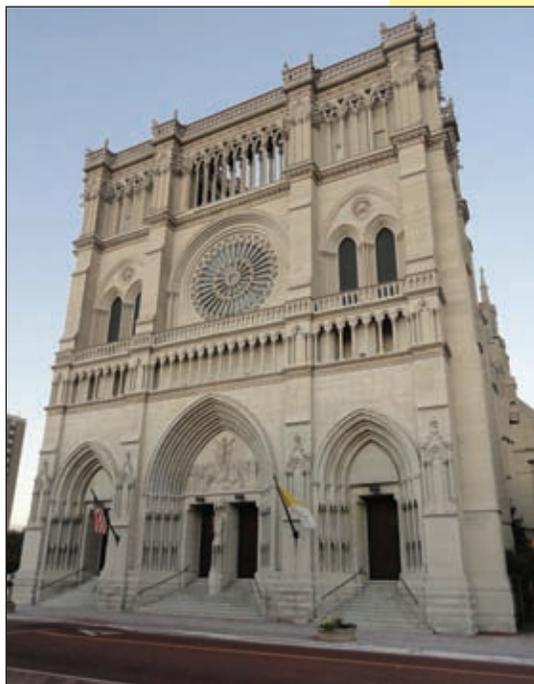
I am always grateful to the many men and women who are committed to their work for the Church and who see that work as an opportunity, both figuratively and literally, to build up the Body of Christ. This Conference was a great way for us to reinforce and build the bonds of fraternity – both professionally and socially. In our prayer together it was also an opportunity for us to remember that: “Unless the Lord builds the house,

they labor in vain who build it.” (Psalm 127:1)

Once again I offer my sincere thanks to all for a successful Conference. I hope and pray that I will see as many of you as possible next year in Seattle! Know of my prayers for each of you. Please pray for me.

Yours devotedly in the Lord,

+Most Reverend Roger J. Foys, D.D.  
Bishop of Covington  
CCFM Episcopal Moderator



FROM THE  
DESK OF THE  
*Executive*  
Director

During the recent conference in Covington Kentucky, the following members were elected to serve on the CCFM Board of Directors:

- Lou Baird  
The Redemptorist Fathers
- Rob Bennett  
The Diocese of Pensacola – Tallahassee
- Paul Connery  
The Archdiocese of Hartford
- Doug DuRivage  
The Diocese of Fresno
- Ed Foster  
The Archdiocese of Seattle
- Barry Koebel  
The Archdiocese of Omaha
- Joe Novoa  
The Diocese of Orange
- Guy Piche  
The Diocese of Charlotte
- Peter Silva  
The Archdiocese of Boston

Please join with me in wishing these Board Members the very best as they will, with your help, lead CCFM into a bold and exciting future. In addition please join with me in thanking outgoing Board Members, Janis Balentine, The Diocese of Colorado Springs, Mike Davitt, The Archdiocese of Los Angeles and Tom Richter, The

*Continued on page 7 Sidebar*

# EXISTING BUILDING COMMISSIONING/ RetroCommissioning

**Article provided by Thomas McCune, FOREMAN Building Commissioning, LP - A CCFM Member Company**

FOREMAN Building Commissioning, LP (FBC) has been performing Building Commissioning Services, Existing Building Commissioning: RetroCommissioning, Re-Commissioning, and Continuous Commissioning Services for eight (8) years with corporate, public and private customers; i.e.: Churches, Schools, Religious Institutions. FBC has been a member of the CCFM for a number of years and a corporate sponsor/exhibitor for a number of the National Conferences.



Thomas McCune  
Vice President  
FOREMAN Building  
Commissioning, LP

## **Existing Building Commissioning / RetroCommissioning = Energy Efficiency, Utilization and Savings Enhancing a Building's Energy Performance**

Today more Catholic Churches, Schools and Religious Institutions are facing a growing energy utilization crisis in their facilities and budgets. At the same time Catholic Churches, Schools and Religious Institutions have in the past accepted non-functionally integrated buildings and non-functionally integrated building systems (i.e.: Heating, Ventilation, Air Conditioning (HVAC); Building Automation Systems (BAS, ATC, DDC); and Building Envelope Systems (Roof-Walls-Windows). These three scenarios have created the “perfect storm” for growing energy consumption problems within Catholic Churches, Schools and Religious Institutions.

### **What is the answer to this dilemma?**

### **The answer is Existing Building Commissioning/ RetroCommissioning!!!**

- Existing Building Commissioning/RetroCommissioning is a systematic process of assuring that building systems perform in accordance with the current facility requirements (CFR).
- It is a quality oriented process for achieving, verifying, and documenting that the performance of facilities, systems and equipment meet defined objectives and criteria (i.e. energy consumption savings and energy management).
- Existing Building Commissioning/RetroCommissioning begins in the

*Continued on next page.*

Planning phase of a project through Investigation of Deficiencies, Implementation of Corrections, Acceptance by Owner and Persistence Strategy processes.

- By following this process the buildings energy systems (boiler, chiller, geo-thermal, HVAC, Solar Voltaic, Wind Power) will function optimally and save energy.

### **Why does a Church, School or Religious Institution need Existing Building Commissioning/RetroCommissioning?**

- Ultimately an owner needs the Existing Building Commissioning/RetroCommissioning process to identify the operation and preventive maintenance deficiencies that affect the current facility requirements (CFR) for the building.
- Energy performance and conservation are key to fulfilling the CFR.
- By achieving the better utilization of energy, within the energy equipment operation, the owner will provide significantly improved comfort levels and an appropriate indoor air quality environment for the occupants with reduced consumption of energy.

## **THE ANSWER IS EXISTING BUILDING COMMISSIONING/RETROCOMMISSIONING!!!**

### **How do I pay for Existing Building Commissioning/RetroCommissioning Services?**

- The energy cost savings payback from Existing Building Commissioning/RetroCommissioning can be significant. However, that can depend significantly on building type, location and the scope of the Existing Building Commissioning/RetroCommissioning process.
- Average cost savings based on the value of energy savings could be between \$0.11 - \$0.72 ft<sup>2</sup>; the value of non energy savings could be between \$0.10 - \$0.45 ft<sup>2</sup> yearly, with energy monitoring.
- Whole Building Median Energy Savings, that have been achieved are 16% for the existing buildings in year one and a continued increase in savings in year two. This along with better operations of the central heating-cooling plant and building automation system (BAS) have provided a longer use life to the equipment.
- The significant cost savings from an Existing Building Commissioning/RetroCommissioning process are often a direct result of reduced energy consumption.
- The Owner is assured an Existing Building Commissioning/RetroCommissioning Authority (CxA) company consisting of a qualified team of technically trained building professionals to perform the services will achieve viable energy savings.

*Continued on next page.*

*Continued from page 6 Sidebar*

Archdiocese of St. Louis, for their invaluable service over many years.

And lastly join me in wishing the Officers of the Board our very best over the next year.

President

Pete Silva

Vice President

Ed Foster

Secretary

Paul Connery

Treasurer

Guy Piche

Additional information regarding the structure of the CCFM committees as well as committee leadership will be provided in future editions of The Newsletter as well as on the CCFM Website.

Roger

### **How does Existing Building Commissioning/RetroCommissioning Help?**

- Existing Building Commissioning/RetroCommissioning helps by performing accurate measurements and setting viable energy consumption goals. Existing Building Commissioning/RetroCommissioning verifies that the current facilities requirements for energy consumption and savings are being met through the Planning, Investigation, Implementation, Acceptance and Persistence Phases.
- Existing Building Commissioning/RetroCommissioning helps in the discovery and corrections of past and current energy design, installation, operational and maintenance issues.
- Existing Building Commissioning/RetroCommissioning helps to identify and correct deficiencies related to energy utilization in the building such as failed operations, improper installation of mechanical energy equipment, improper integration of the building automation systems with the energy equipment that leads to poor use of energy resources.
- Existing Building Commissioning/RetroCommissioning improves the energy performance of the building overall by providing a balance of comfort, enhanced air quality, and increased occupant productivity. This process ensures an improved energy equipment life-cycle, provides a preventative maintenance approach to the energy equipment on an ongoing basis and verifies that the facility staff training is comprehensive and sufficient to permit the management of the energy systems for the greatest benefit to the facility and the Owner.

### **Existing Building Commissioning/RetroCommissioning supports “Green Buildings” or Leadership in Energy and Environmental Design (LEED®) of the United States Green Building Council (USGBC) for schools.**

- Existing Building Commissioning/RetroCommissioning assists the USGBC LEED® Recognition for LEED in existing buildings.
- This would include the Prerequisite and Certification Requirements. This applies to Non-LEED buildings reaching an initial certification and/or ongoing recertification.
- The issue of energy utilization in Catholic Churches, Schools and Religious Institutions today and in the future is a fundamental economic concern for the facilities long term viability.

### **Do I need Existing Building Commissioning/RetroCommissioning for a Renovated or Reconstructed Building? YES!!**

- Existing Building Commissioning/RetroCommissioning is an integral process within the building re-construction or renovation of an existing Catholic Church, School and Religious Institution.
- This process is now considered as an insurance policy against energy mismanagement and operations of inadequate building systems.
- It is a necessity in a LEED® Certified building rating being achieved for an existing building.
- An existing building without the RetroCommissioning Process being

*Continued on next page.*

*Continued from previous page*

applied, in today's energy market is an unmanaged energy consuming "juggernaut" now and in the future.

### **Existing Building Commissioning/RetroCommissioning as Part of Your Strategy**

Existing Building Commissioning/RetroCommissioning can benefit Catholic Churches, Schools and Religious Institutions in a number of ways:

- Manage and reduce utility costs by managing consumption.
- Increase a building's Environmental Protection Agency (EPA) energy performance rating.
- Reduce repair and replacement cost of energy consuming equipment.
- The Existing Building Commissioning/RetroCommissioning Process (Planning, Investigation, Implementation, Acceptance and Persistence) will evaluate and manage your entire building for maximum energy-savings utilization, functionality and sustainability.
- In its simplest form eliminate "cold" room areas next to "hot" room areas.

### **Existing Building Commissioning/RetroCommissioning and the Building Automation Systems (ATC, DDC)**

The Automatic Temperature Controls (ATC) are a very important part of Heating, Ventilation, Air Conditioning (HVAC) System and other Building Systems. Special attention during the Existing Building Commissioning/RetroCommissioning Process can help the Owner understand the capabilities and the limits of the buildings energy and environmental control systems.

During the Existing Building Commissioning/RetroCommissioning Process, the CxA reviews building operation with the facilities staff. Reviewed items include:

- Occupied/unoccupied schedules for both the building's ATC System and when the building is actually occupied. Sometimes they are different.
- ATC adjustments made through out the day. An ATC System that is set up properly for the building it is controlling should require very little attention.
- Seasonal adjustments made to the ATC System.
- Mechanical changes to compensate for ATC shortcomings. Ex: Are the chilled water coils drained in the winter time because of previous freezing conditions? This could be an indication of dampers or safety circuits not operating properly.

Once information is gathered, the CxA compares how the building is operated currently against how the building was originally designed to operate. Sometimes adjustments made to the ATC Systems, without knowledge of how they were designed to operate, adversely affect building operation; costing the owner in energy usage, equipment maintenance costs and environmental problems. Ex: economizer dampers being closed when they should be operational.

RetroCommissioning HVAC equipment is important for the effective, efficient continued operation of your building but including the ATC in the Existing Building Commissioning/RetroCommissioning can show immediate savings to your operation.

Should you need assistance with Existing Building Commissioning/RetroCommissioning, please contact Mr. Thomas A. McCune, Vice President, FOREMAN Building Commissioning, LP.

## CONTACT FOREMAN Building Commissioning, LP

Mr. Thomas A. McCune,  
Vice President,  
FOREMAN Building  
Commissioning, LP  
717-653-0589 ext 4614 – Office;  
717-278-1195 – Cell;  
tom.mccune@foremangroup.com

CCFM

Plan to Attend:  
CCFM  
Annual  
Conference  
Seattle, 2013  
Washington  
May 5-8

# UPCOMING Events

## **Diocesan Information Systems Conference (DISC)**

August 1 - 3, 2012  
Westin Arlington Gateway  
Arlington, Virginia

## **Diocesan Fiscal Management Conference (DFMC)**

September 23 - 26, 2012  
Hilton Americas-Houston  
Houston, Texas

## **Canon Law Society of America (CLSA) Convention**

October 08 - October 11, 2012  
Hyatt Regency O'Hare  
Rosemont, Illinois

## **National Federation of Priests' Councils (NFPC) Conference**

April 22-25, 2013  
Reno, Nevada

## **National Association of Church Personnel Administrators (NACPA) Convocation**

Spring, 2013  
TBA

## **Conference for Catholic Facility Management (CCFM)**

May 5-8, 2013  
Seattle, Washington

# BOARD NOMINEES, THANK YOU!

For the 2012 Conference in Covington, we had eight, count 'em, eight regular members run for the board of directors. These candidates represent diocese and religious institutions from all areas of the country. I'd like to take this opportunity to thank Lou Baird, Rob Bennett, Paul Connery, Leon Cowles, Doug DuRivage, Paul Garriepy, Michael Robertson, and Rosemary Shad for their willingness to run for leadership positions and their overall commitment to CCFM; we are truly blessed. I believe the increase in number of nominees speaks to the growth of our conference and the growing quality of our organization. I know each of them share with me the desire to help CCFM enhance our mission, realize our vision, and move strategically forward in our growth, partnerships, support, and resources. Congratulations to the new board members and again, a huge THANK YOU to all the nominees!!



Janis Balentine  
*President Emeritus, CCFM*  
Diocese of  
Colorado Springs

# JOE URBANSKI Someone You Should Know



Joe Urbanski  
*Director of Province  
Properties*  
Congregation of Holy  
Cross United States  
Province of Priests and  
Brothers

Equilibrioception (sense of balance) is what helps prevent falling when walking or standing still. Interrupting that balance can cause dizziness, disorientation and nausea. Likewise, humans feel most comfortable when their psychological, sociological and philosophical senses of balance are maintained as well. While physiological balance commonly occurs without conscious effort, balance in relationships, family, employment, faith and ethics easily can become skewed, interrupting the equilibrium of everyday life.

Joseph P. Urbanski says that the quest for balance was the impetus leading to his position as director of province properties for the Congregation of Holy Cross United States Province of Priests and Brothers. "I wasn't looking to change jobs, but as I went through my routine that Saturday morning—make coffee, grab the paper—I glanced through the newspaper and saw a job description with the headline, 'Are you looking for life/work balance?' and a description of the job. I was intrigued and thought, 'Yeah, I could use a little balance,'" Joe says.

Joe called about the position, interviewed, was definitely intrigued and promptly said...he'd think about it. "The way it happened almost seemed too easy. I hadn't been unhappy in my current job and wasn't really looking to leave. I didn't answer (Congregation of Holy Cross) for a month. They were extremely patient as I struggled to make this difficult decision. Finally, they called and asked if I was still thinking about it," he says. "It turned out to be a very good decision."

*Continued on next page.*

*Continued from previous page*

Looking closely at the previous 12 years as facilities manager for a regional mental health center that had opened four new hospitals under his watch, Joe recognized how very time consuming his current professional role had become, pilfering time from his family and disrupting the balance of that important part of his life. “With the huge amount of growth and new construction in that 12-year period, the company had grown very large. I didn’t realize how out of balance my life had become,” he continues.

As a South Bend, Ind., native, Joe attended Catholic elementary school, public high school, and then established a landscape maintenance company while earning an industrial management degree at Ivy Tech State College. Although he and his wife, Andrea, have traveled extensively and lived elsewhere, they returned to Indiana to establish yet another balance. “We ended up coming back after living in Colorado in the pre-children years. This is a great place to raise a family,” Joe says.

## MAINTAINING BALANCE WHILE WALKING THE WALK

Those family years included career opportunities that Joe attributes to yet another life axiom by which he lives: you create your own luck by living by example. “I just go about my business quietly and do it right. It’s how I run my life. If that’s the way you’re raised, it’s just a part of you. I don’t pretend to be something I’m not...you just treat people how you’d like to be treated,” Joe explains.

Imparting that philosophy on his two sons, Joe spent the past 20-plus years as an active and present father, coaching his boys’ sports teams in their early years and turning sports team travel into family vacations with weekends in Iowa, Pennsylvania and Florida. “Those were extremely happy times...being involved that much with my kids. It was a very good way to achieve balance,” he says.

Joe’s professional life also exemplifies his “create your own luck” philosophy with recruitment into two positions based purely on his daily work performance and ethics. One offer included the opportunity to custom-design his position as well as to name his desired salary. Similarly, Joe received an unexpected invitation to manage the startup of a mental health center network’s rapid expansion after an individual observed him “walking the walk” of solid, ethical management practices and living by example.

In 2005, when Joe became director of province properties for the Indiana Province of the Congregation of the Holy Cross, he managed facilities from Indiana to the West Coast. Two years later, the Indiana Province merged with the Southern Province and, after another merger with the Congregation’s Eastern Province in 2011, Joe assumed responsibility for the organization’s facilities throughout the U.S. and Mexico “Everywhere I go, I get involved just at that time they’re ready to do something big,” Joe says.

In 2006, Joe attended his first CCFM conference. “I went to D.C. and found it very interesting...a very good trip. But, I met only two other members representing religious organizations and realized that the career tracks were heavily slanted toward churches, archdioceses and diocese facilities managers,” Joe says. “I felt a little like an outsider—that the topics only indirectly addressed the issues of religious organizations which, at that time, were non-voting members,” he continues.

He attended the following year, but debated attending the 2008 conference until CCFM Executive Director Roger Hughes called to ask why he had not registered. “I shared my thoughts and feelings about the ways I thought CCFM could (expand to) better include members like myself,” he says. Joe proposed better balance as not only a solution, but a growth opportunity, and his request was heard loudly and clearly. CCFM formed a membership committee dedicated to recruiting new members—specifically religious organizations.

As a member of the committee for three years, Joe has witnessed not only an increase in members from religious organizations, but the implementation of strategies through which CCFM has worked to increase the appeal to those organizations. “Roger listened and turned all that into a positive outcome. Evolving and broadening CCFM has made it more appealing and diversified,” he says. “It’s evident in the education tracks or round tables—addressing issues like fleet management, aging populations and developing capital project plans.”

According to Joe, CCFM offers a distinctively different professional opportunity for its members. “There are a lot of building and construction seminars and conferences, but CCFM’s are clearly different...it’s very apparent that it’s Catholic-based,” he says. Now, with its expanding appeal and outreach to religious organizations, CCFM is achieving even greater balance among its growing membership...and Joe likes that.

# GRACE AND GRANDEUR Backed by Brute Strength ICFs

*Article provided by BuildBlock - A CCFM Member Company*

The doors to Founders Hall, the new addition on the beautiful campus of the Xavier College Preparatory Roman Catholic High School in Phoenix, Arizona will open just about the time the daffodils are blooming in April this year. As part of campus improvements, "Founders Hall is a cornerstone of Xavier's foundation for growth and will keep Xavier in the forefront of educational excellence and will give students a central place on campus to meet socially and develop their leadership skills on a daily basis," as stated on the Xavier website at [www.xcp.org](http://www.xcp.org).



*Xavier College  
Preparatory Roman  
Catholic High School,  
Phoenix, Arizona*

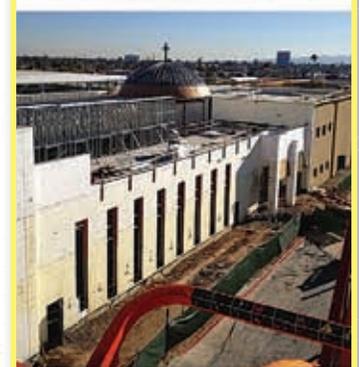
Once finished, many generations of students will stand in amazement of this magnificent facility. Behind all the grace and grandeur of this remarkable structure, stands brute strength of an ICF creation. "80,000 square feet of BuildBlock ICF wall systems were used in this facility, including 4", 6", and 8"

forms," said Gary and Rod Fetters of ICF Specialist out of Litchfield Park, Arizona, [www.icfspecialist.com](http://www.icfspecialist.com). "In addition to the massive exterior walls, approximately 50 percent of the interior walls are also constructed with ICFs," they said. The Fetters brothers are the headmasters of this amazing ICF construction project and are very proud to be a part of building with such structural integrity to house future Xavier students.

The specifications of this enormous and complex ICF wall system project are just as amazing. Due to the strength and structural integrity of the ICF super structure, a 45 foot radius tall wall is self-supporting and free standing. This structure's beauty is enhanced by the arched windows, doors, and patios, which were all built using ICFs. The BuildBlock ICF wall system supports 35,000 square feet of Hambro composite steel joists with poured concrete slab flooring in between the first and second story floors. ICFs were also utilized to erect the raked walls, as used in cathedral and barrel ceilings, and a parapet roof, which simplified construction. In addition to Founders Hall, ICFs were used to construct Xavier campus' sidewalks and sports dugouts.

"We hosted approximately 25 case study field trips over the last few months for architects and engineers who were very interested in an up-close look at Xavier and how ICFs were utilized, and all the creative ways ICFs can enhance a structure as grandiose as this," said Gary Fetters.

The decision makers at Xavier chose the ICF route versus other construction alternatives for the





energy efficiency value, the durability and longevity of ICF structures, the simplified construction that is inherent with ICFs, and which saved over 40 days of construction time. ICFs were used in the interior walls to provide ultimate sound control.

## THE XAVIER ICF PROJECT SHOULD BE ANOTHER ICF STRUCTURE THE AWARD JUDGES TAKE NOTICE OF IN 2012.

In 2011, Seton Catholic High School in Chandler, Arizona, another ICF creation installed by ICF Specialists, LLC, tied as First Runner Up in the Heavy Commercial Division of the ICF Builder Awards which is based on complexity, architecture and how well it serves to advance the industry and draws positive attention to ICFs. The Xavier ICF project should be another ICF structure the award judges take notice of in 2012. BuildBlock Building Systems, LLC and ICF Specialists are very proud ICFs are the cornerstones to such impressive structures.



*Seton Catholic High School, Chandler, Arizona*

# THANK YOU Exhibitors

Thank you to the following Business Partners for participating as Exhibitors at the Annual Conference in Covington, Kentucky. Without their interest, support, professionalism and enthusiasm, the Annual Conferences would not have been as informative and successful as they have been these past many years.

## The CCFM Board of Directors

ARC Electric Air Conditioning & Heating, Inc.

ArchScan

Arthur Vincent Co. Inc.

Associated Crafts

BCDM Architects

Belfor USA

Beyer Studio Inc.

Botti Studio of Architectural Arts, Inc.

Bovard Studio Inc.

BuildBlock Building Systems, LLC

CentiMark Corporation

Chime Master Systems

Church Interiors Inc.

Church Restoration Group

Civil & Environmental Consultants, Inc.

Conrad Schmitt Studios Inc.

Daprato Rigali

Egan Church Furnishings & Restoration

EMG

entheos ARCHITECTS

EverGreene Architectural Arts, Inc.

Facility Tree

Foreman Building Commissioning, LP

Fox Blocks by Airlite Plastics Co

Frank & Lohsen, Architects, Inc.

Holsag Canada

InSight Knowledge Management Systems

Inspire Roofing Products-The Tapco Group

John Tiedemann, Inc.

Ludowici Roof Tile

Lutron Electronics

Mid-Continental Restoration Company

New Holland Church Furniture

Peerless Products, Inc.

Rambusch Decorating Company

Renaissance Roofing, Inc.

Rohn and Associates Design, Inc.

Sacred Spaces Liturgical Design

Sauder Worship Seating

Sprung Instant Structures

Stuart Dean Company

The Verdin Company

Universal Restoration Services

Western Construction Group

Willet Hauser Architectural Glass, Inc.

Wiss, Janney, Elstner Associates, Inc.

## THANKS TO ALL FOR A GREAT CONFERENCE



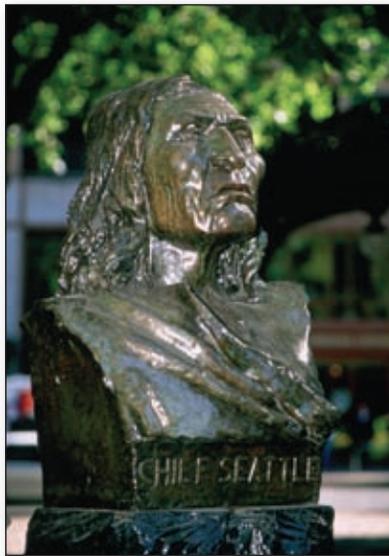
LOOK FOR  
MORE CONFERENCE  
PHOTOS ON  
CCFM WEBSITE

# WELCOME TO Seattle



Ed Foster  
*CCFM Vice President/  
Planning*  
Chair & Host of  
the 2013 Annual  
Conference

The Archdiocese of Seattle is looking forward to hosting next's years conference. The conference site is located in our Downtown Core which is central to a variety of activities and beautiful scenery. The activities range from exploring the Waterfront, Pike Place Market, three major league sporting teams (Football-Seahawks, Soccer-Sounders, and Baseball-Mariners), Seattle Art Museum, Seattle Center (site of the 1962 World's Fair) and so many others. The Downtown offers a great view of Elliot Bay along with the Olympic and Cascade Mountain Ranges and Mount Rainer. Should you have a few extra days, Vancouver Canada is about 2 hours away, Pacific Beaches about 2 3/4 hours away, Portland Oregon about 3 hours and some of the greatest hiking/natural scenery in the country. If you need any assistance with planning a trip either around or from Seattle, don't hesitate to contact me.



Plan to Attend:  
2013  
Annual  
Conference  
May 5th-8th

# Conference for Catholic Facility Management

CCFM National Office  
PO Box 618146  
Chicago, IL 60661

p. 312.123.4567  
f. 312.123.4567  
www.ccfm.net

FIRST CLASS MAIL



## 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](http://www.ccfm.net)

Name

Position

Arch/Diocese

Address

City

State

Zip

Deletion     Addition     Correction

## What would you like to see in *CCFM Today*?

Members are encouraged to submit items as well as articles for consideration in *CCFM Today*. 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 *CCFM Today*.



We would appreciate your comments & input on items for future issues. Please mail to:  
CCFM NATIONAL OFFICE • PO Box 618146 • Chicago, IL 60661