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**Town Hall Meeting Minutes – Furnace Replacement
St. Teresa's Mundy Pond Corporation
St. Teresa's Church
April 23rd, 2026, 7:00 P.M. to 8:30 P.M.**

Seventy-two people were registered in attendance.
Furnace Replacement Handout distributed at the door upon entry.

Welcome and opening Prayer:

Fr. Ciro Perez, Pastor, opened the meeting with a prayer at 7 p.m.

President's Welcome:

Rick Power, President of St. Teresa's Mundy Pond Corporation, welcomed parishioners and interested people in attendance.

The purpose of the meeting was to provide an update regarding the heating and electrical system upgrades for the Church and Rectory Complex. Further, to provide information on the ongoing Furnace Replacement Campaign.

Directors of the Board of STMPC are:

Rick Power, President
Susan Thistle, Vice President
Sheila Gollop, Treasurer
Phil Short, Property Chair
Barbara Hawley, Secretary
Mike Hearn, Director

Michael Udeh, Director
Pauline Lake-Devine, Director
Dave Connors, Director
Cathy Hogan-Dixon, Director
Margie Janson, Communications Advisor
Terry Murray, Property Advisor

Report by Property Chair, Phil Short

Highlights:

- Engineering consultants were engaged in 2023 to prepare a report on the life safety, structural, mechanical, and electrical elements of the Complex.
- Recommendations received were to address matters in need of attention as follows:
Phase 1: Life Safety (Fire Alarm System, Emergency Light/Signage, Demolition of the Link, Repair Exterior Steps, Exit Doors Upgrades and Basement Ramp)
Phase 2: Building Envelope (Window Leaks, Insulation of Church Basement and the Rectory)

Phase 3: Energy Efficiency (Upgrade Heating and Electrical Systems, Upgrade Sewage System)

Phase 4: Accessibility Issues (Enhance Accessibility)

These recommendations have guided work within the Complex over the last two years.

➤ **Present Heating System:**

The heating of the Church and Rectory is provided by a 60-year-old oil-fired furnace. It is recommended that the heating system be replaced with an all-electric system at both the Church and the Rectory. To accommodate this replacement heating system, the Complex's existing electrical system requires an upgrade. This work was planned for 2027. However, in the Fall of 2025, mechanical issues arose with the current furnace. These issues resulted in parts of the complex not being heated. Heating Infrastructure throughout the complex is of a similar age to the furnace and also necessitates an upgrade/replacement. STMPCC was informed that the required 2026 Provincial Inspection and approval for operation may not be successful due to the furnace's existing condition.

➤ **Engineers review December 2025:**

An engineering design report was sought and received regarding an immediate plan for the heating and electrical upgrade. The timeline for the upgrade, which would include removing the existing furnace and installing an Electric Radiant Heating System, was established to complete the work before the cold Fall/Winter weather. May to September was recommended as a timeline. The proposed work would cost around \$600,000, subject to tendering. Of note, installing the recommended system would allow for significant reductions in oil consumption and insurance costs, now required for using oil.

Follow-up by the President Regarding Furnace Options and Alternatives

The goal set to allow replacement of the oil furnace, as per the proposed environmentally friendly electric system, is \$600,000.

1. Leaving the heating system as it is until funding is available/waiting until 2027.
 - a) The furnace may not pass the Provincial Government inspection required this summer. The furnace would have to be turned off, and there would be no heating system until a replacement is installed.
 - b) Is Repair possible? The answer is no, as sound advice was received to say the current 60-year-old oil-fired furnace is beyond repair. Can the furnace be replaced? Yes, it can be replaced.
2. What about alternative heating systems? The Consultant's reports explored:
 - a) Heat Pumps: The complex is too large and includes too many rooms to accommodate heat pumps.
 - b) Traditional Electric Furnace: Installation Costs for such would be the same as the radiation system. Electrical upgrades would still be required, as well as the replacement of infrastructure (baseboard heaters) within the complex.
 - c) Replace the present oil-fired furnace with a new oil-fired furnace:

- The parish would still incur the prohibitive cost of fuel, insurance, and maintenance. However, there may be savings on oil costs due to a more efficient furnace and lower maintenance costs. But the chimney would have to be relined.
- Piping and radiators are also 60 years old, and costs related to the replacement of some may be incurred.

But, in the short term, this step would not be as costly as replacing it with an electrical radiation system and upgrading the electrical system. It would require little remediation of the present structural requirements of the heating or electrical systems.

The Furnace Replacement Campaign

As of the date of this Town Hall, \$84,770 has been raised in deposited funds and pledges from this campaign. STMPC extends sincere thanks and appreciation for these contributions in such a brief time. STMPC is hoping to add \$150,000 from current funds to go toward this project. As such, money would have been used for additional needed repairs and upkeep; this work would have to remain on hold. Emergencies do come up, and contingency funds are needed to address immediate issues.

STMPC is hoping to receive grant assistance from the Provincial Government once the Provincial Budget is announced. This financial help could cover a part of what is needed. We are actively seeking other grant opportunities from the federal government and other sources.

A meeting was held with the STMPC's bank, but we are advised that, as a 'not-for-profit', STMPC is not eligible for a loan or mortgage. Consulting engineers have been engaged to review the original proposal with a view to cost containment. Presently, it is difficult to make a final decision on the heating type when funding is a major factor.

The President thanked attendees for their attention and welcomed questions. The following questions were asked and answered:

- First Person: Challenged the cost cited on the electric furnace. No alternative cited.
- Second Person: Recommended we go with an oil furnace since we cannot meet the financial demands for radiant heat in time for the Fall.
- Third Person: Proposed hosting Chase the Ace to raise funds and consider renting the Church to raise funds. Seek a sponsor to match the raised funds?
- Fourth Person: Stated grants may be available through groups that address climate change. There is a group at Memorial University which could be a useful contact. We did not receive the names of individuals to contact at MUN. Also, it might be worth approaching host Adam Walsh of the program "Signal" on CBC to discuss our predicament.
- Fifth Person: Does the \$600,000 include the cost of dismantling the existing furnace?
Answer: Yes

Sixth Person: If we go with another oil furnace, how much money are we spending each quarter? Answer: Present cost, \$32,000-\$34,000 per quarter. Discussion ensued regarding insurance costs and maintenance fees.

Other General Discussions took place as follows:

- Regarding choosing an oil furnace replacement at a cost of \$75,000.
- Regarding replacing it with another oil furnace: It is necessary to reline the existing Chimney. Does the \$75,000 include the necessary relining of the chimney? Yes.
- There is presently a furnace available in Halifax. If it is sold to someone else, it may take 6-10 weeks to have another shipped.
- Regarding the cost of radiators: Around \$3,000 additional money.
- Regarding money collected to date: Can STMPC use it? Answer: It will be put aside for the purpose for which it was collected. The campaign was for a Radiant Heating System, with baseboard in some areas and an electrical upgrade.
- Could we adopt a 3-5-year plan to raise funds for that system? Answer: Yes
- Deadline: We will know around the middle of May if a grant or additional funding is available; we will wait until then before making a final decision. If no additional funds are available, we will have to move forward with plan B.
- If we buy the oil furnace, can we sell it later when we have the money for the radiant heat and electrical upgrades? Yes, possibly.
- Will current pipe fittings be compatible with a new oil furnace? Answer: Yes, we are told, but they are as old as the furnace.
- The Radiant Heat System was recommended by the engineers we consulted as the best option environmentally.

There being no further discussion, the Town Hall concluded at 8:30 p.m.

Respectfully Submitted,
Barbara Hawley, Secretary

Furnace Replacement Handout
St. Teresa's Mundy Pond Corporation, Furnace Replacement Town Hall
Thursday, April 23, 2026, 7:00 p.m., Church

2024 Walsh & Peter's Report outlined the following:

- Phase 1 – life safety (fire alarm system, emergency lights/signage, demolish LINK, repair exterior steps, exit door upgrades),
[Mostly complete, funds available for work in progress]
- Phase 2 – building envelope (insulate the basement of the church & rectory),
[Was to be undertaken next but will have to be put on hold]
- Phase 3 – energy efficiency (upgrade heating & electrical systems, upgrade sewage system), and
[Sewerage system had to be upgraded earlier than expected]
[Dec 2025 – repair man said 60-year-old oil fire furnace dying – see below]
- Phase 4 – accessibility (enhance accessibility).
[Not dealt with yet – will commence when funds are available]

ISSUE - 60-year-old oil-fired furnace:

- not working properly
- water leak in the system
- many radiators and thermostats in the rectory are not working – space heaters are being used, which is more expensive
- we were notified in December 2025 that it will not pass provincial inspection at the end of May
- In 2024, Operating costs for the current 60-year-old oil-fired furnace was approximately \$45,000 annually, not including insurance and maintenance costs.

2024 Walsh & Peter's Report recommended replacing the heating system with a radiant heating system.

Estimated cost \$600,00 plus tax.

An independent engineering firm in February 2026 independently confirmed radiant heating as the best choice, as it is quiet and reliable and requires little or no maintenance. It is anticipated to last for decades. With a new radiant system, annual savings are expected to be \$17,800, plus maintenance and insurance savings. They also outlined items below. Tenders would have to go out for three bidders. [Urgency is getting it done in the summer before it gets cold]

Other options, you say?

1. Leave as is until funding is available

- Furnace not expected to pass provincial government inspection in May 2026 resulting in heating systems being required to shut down until repaired.
- sound advice says the furnace cannot be repaired – otherwise, we would not be in such a panic

2. Heat Pumps

- costing, and the complex is too large and broken up to accommodate

3. Electric Furnace

- overall installation costs will not be much different than the radiant heating, as an electrical upgrade will be required here as well.

4. Another Oil-fired furnace

- will be more efficient than the old
- would not be as costly as a complete replacement with electrical system upgrades
- would not require much immediate remediation of heating or electric systems
- parish would still have costs of fuel, insurance, and maintenance, as well as the fear of an oil leak at some point, and then there is the prohibitive cost of oil this year
- infrastructure, such as piping and radiators, is as old as the dying furnace, so there will be constant maintenance
- may require a new chimney liner

Furnace Replacement Campaign Funding and other funding:

- we have \$84,770 in deposited funds and pledges so far
- waiting on provincial budget to learn whether we may obtain a grant
- working hard to find other grants and looking for potential donors