

**the
Next
Step
FORWARD**



**ADDRESSING IMMEDIATE NEEDS
TRANSFORMING SPACES**

**A Project to Replace Existing Boiler
with an Efficient HVAC System
and Facility Upgrades**

IMMACULATE CONCEPTION CHURCH

900 Darlington Ave., Mahwah, NJ 07430
www.ICCMahwah.org 201-327-1276



pastors
message

My Dearly Beloved Parishioners,

Since the day I arrived in November 2016, I have carried in my heart nothing but profound appreciation and deep gratitude for all of you. It has been one of the greatest privileges of my priesthood to serve as your pastor, to walk with you, and to grow with you as a family of faith.

Together, we have journeyed through many seasons, some filled with joy and celebration, others marked by hardship and trial. We have weathered doubts and difficulties. There were moments when others did not believe in us, some remained indifferent, and others sadly walked away. But you, you stayed. You believed. You brought new life into our parish family. And because of your perseverance, your love, and your unwavering faith, we were able to build something truly beautiful together.

What you see around you today is more than just physical improvements, it is a visible testimony to our shared sacrifices, our unity, and our dedication to God's work. It is a reflection of our journey, our victories, and our dreams realized by God's grace. Thank you for your trust. Thank you for the confidence you continue to place in me. And thank you for your generous financial support, which has made all of this possible. And now, we are called once again to take a step forward. A significant one.

I am excited to officially introduce our next major parish initiative:

The Next Step Forward: Addressing Immediate Needs and Transforming Spaces.

This project is more than a repair - it is a bold act of stewardship and a faithful investment in our future.

The boiler system that currently heats our school building, Marian Hall, and the pastoral offices is failing. It has long outlived its prime and is no longer

reliable or efficient. Year after year, the cost of patchwork maintenance grows, and the strain it places on our parish resources becomes heavier. We cannot ignore it any longer.

But we're not stopping at replacement. This is also an opportunity to give our pastoral offices the long-overdue upgrades they deserve, spaces where we minister to you and serve your spiritual and pastoral needs. With this transformation, we will be better equipped to welcome, care for, and accompany all who come through our doors.

Yes, this is a major project. Yes, it requires sacrifice and commitment. But if our history together has taught us anything, it's this: With God's grace and your generosity, there is no challenge we cannot overcome. We are not simply fixing what is broken, we are laying the foundation for a stronger, warmer, more welcoming parish home for generations to come.

I am excited for what lies ahead. And I invite you to be excited too—to see this as a new chapter in our journey, full of hope and potential. Let us take this next step forward - together - as one community, united in faith, generosity, and love.

With your support, we are launching ***The Next Step Forward: Addressing Immediate Needs and Transforming Spaces*** - a vital project to replace the outdated heating system with a new, efficient HVAC system that will serve our parish more sustainably and effectively. At the same time, we will refresh and upgrade our pastoral offices, giving them the functionality and dignity they deserve to serve you better, our parishioners, who come to us for ministry, guidance, and support.

This is a major undertaking, yes. But it is a necessary one. As faithful stewards of our parish facilities, blessings entrusted to us by God, we have both the responsibility and the opportunity to act now.

We have faced challenges before and overcome them, always together, always with God's help. I know we can do this too. Let us respond generously, with hearts full of faith and hope, not just for ourselves, but for the future of our parish and the generations who will call this sacred place their spiritual home.

With all my love and prayers,

Fr. Mandolo

An Invitation to Sacrificial Giving:

Faith in Action, Hope for the Future

When God places a mission in front of us, He never asks us to walk alone. He asks us to walk **together**, with faith, with courage, and with generous hearts. Today, I come to you not simply to present a project, but to open my heart and share with you a sacred opportunity **to build, to renew, and to give back to the God who has never stopped giving to us.**

We are being called, once again, not out of comfort, but into commitment. Not into ease, but into action. Our beloved parish stands at a crossroads of responsibility and possibility. The facilities that have served generations, our **school building, Marian Hall, and the pastoral offices** now cry out for restoration. Our **boiler system**, long outdated and inefficient, must be replaced with a modern, sustainable **HVAC system** that will provide safe, reliable heat and comfort.

But beyond function, we dream of transformation. We dream of **pastoral offices renewed**, not for aesthetics alone, but because these are sacred spaces where wounds are healed, lives are guided, sacraments are prepared, and the faith is nurtured.

This dream comes at a cost; a **real, significant, and urgent** cost.

- The **total cost** of this project is between **\$800,000.00 and \$900,000.00.**
- Of this, the **HVAC system** is projected to cost **\$500,000.00.**
- The **renovation and upgrades** to our pastoral facilities will require between **\$350,000.00 to \$400,000.00.**
which includes new office furniture and furnishings

I know this is a great sum. But I also know the **greatness of your faith.** I have seen your generosity in times of plenty and in times of struggle. I have witnessed your love for this parish, not just in words, but in deeds, through service, prayer, and sacrifice.

We hope to commence construction “**AS SOON AS POSSIBLE**” to finish the HVAC installation before **SAGE SCHOOL** starts in September of this year.

Thank you very much for your continued support and your regular weekly stewardship. Because of your consistency and generosity, and through the **responsible management of our finances** and the faithful stewardship of our **day-to-day pastoral, ministerial, administrative, and financial life**, we have been able to build our parish reserve funds. This reserve will help offset part of the cost of this project. It is a blessing and a sign of our good and transparent governance and it will serve as a strong foundation as we now invite everyone to help bring this project to full completion.

I am not asking for equal gifts. I am asking for **equal sacrifice.** Give what you can, as the Lord moves your heart, not out of pressure, but out of purpose. Let your gift be a reflection of your gratitude for what this parish has been for you and your family. Let it be an offering of faith and hope for those who will come after us.

We cannot afford to wait. The time is now. Let us act not merely to preserve what we have, but to boldly invest in a future filled with light, life, and lasting grace.

Every dollar you give, every prayer you offer, every act of support you extend, it all becomes a **brick in the foundation** we lay for tomorrow.

This is **faith in action.** This is what it means to be the Body of Christ.

From my heart to yours, I thank you in advance for your sacrifice, your love, and your belief in what we can do **together.**

With deepest gratitude and pastoral love,

Fr. JM Manolo A. Punzalan, STL, MA-HRS
Pastor

In mid to late 2024, our parish encountered a significant and urgent issue: our aging boiler system failed the New Jersey State inspection. Despite our diligent efforts to maintain the system and comply with state regulations, the boiler was declared unsafe and beyond repair. This left us with no viable option but to replace the system entirely.

To temporarily address the problem and ensure heating during the winter months, we implemented short-term fixes. However, these measures are unsustainable, and the risk of a complete system failure grows with each passing day.

This proposal outlines the immediate need to replace the outdated boiler with a modern, highly efficient HVAC system. In addition to addressing critical heating and cooling needs, this project offers an opportunity to enhance the functionality of our parish facilities. By reconfiguring the pastoral offices and repurposing the former boiler room, we can optimize space utilization, improve operational efficiency, and ensure the continued sustainability of our parish operations.

This initiative is not about convenience or aesthetics; it addresses fundamental infrastructure challenges that, if left unresolved, could severely disrupt parish activities, jeopardize tenant relationships, and threaten our financial stability.

1. REASONS TO REPLACE THE CURRENT BOILER

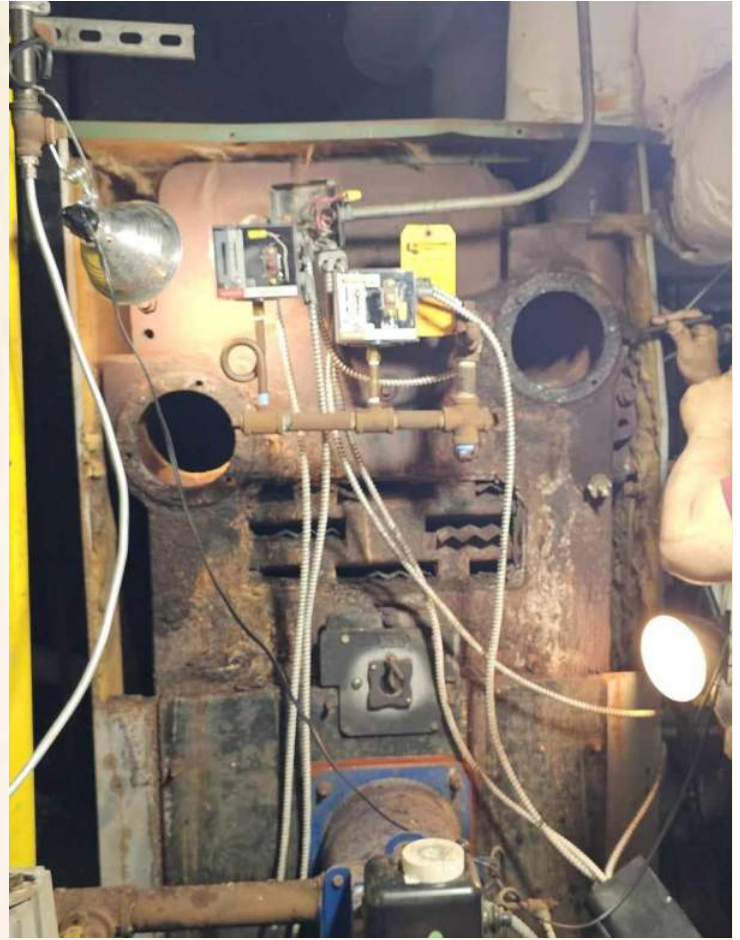
Heating Issues Highlight the Urgent Need for a Reliable Solution

For years, the heating system has been a persistent concern, particularly with the performance of our current boiler. Notifications from our tenant about parts of the school lacking heat or the boiler shutting down, often requiring manual intervention to restart, have become all too common. This problem is especially severe during the harsh winter months when the unit frequently fails, creating significant disruptions.

The unreliability of the heating system not only hinders daily operations but also places a heavy burden on our resources as we struggle to implement temporary fixes. These recurring challenges emphasize the pressing need for a dependable and efficient heating system to ensure seamless operations for both our parish and tenant.

State Inspection Failure

This year, our boiler system failed the New Jersey state inspection despite our best efforts to comply. During summer maintenance, we discovered a significant leak that prompted citations from the inspection team. Despite undertaking temporary fixes to keep the system operational for this winter, the boiler is operating on borrowed time and beyond its limits. Without immediate replacement, we face an imminent risk of total failure during the coldest months of the year, jeopardizing the safety and comfort of all building occupants.



Obsolete Components

The boiler, which is well past its useful lifespan, relies on parts that are no longer manufactured. Several parts are heavily rusted and corroded, making repairs nearly impossible. Our maintenance team has warned that continued reliance on this failing system is not only impractical but could result in a catastrophic breakdown during winter, leaving us without heat when it is most needed.

Impact on Tenant Relationship

The SAGE School, a critical tenant whose rent supports the parish's financial stability, requires uninterrupted heating as part of its lease agreement. A failure of the boiler would jeopardize this relationship and potentially result in the loss of our tenant. The cost of emergency heating solutions, coupled with the potential for lease termination, would impose significant financial strain on the parish.

Operational Scope of the Boiler

The current boiler heats classrooms on the second floor, pastoral offices on the first floor, and Marian Hall in the church basement. A failure would disrupt essential spaces used for parish operations, religious education, and tenant activities, creating chaos for all stakeholders.



2. FROM BOILER TO HVAC

Replacing the broken boiler with an HVAC system is a more strategic and cost-effective decision than simply installing another boiler. Here's why:

Energy Efficiency and Long-Term Cost Savings

Boilers are outdated: Modern HVAC systems are designed for energy efficiency, combining heating and cooling in one system. Boilers, while reliable, are limited to heating and generally consume more energy.

Lower energy bills: HVAC systems use advanced technologies like heat pumps and variable speed motors, which consume less energy. This results in significant long-term savings on energy bills compared to operating a boiler.

Government incentives: Upgrading to an energy-efficient HVAC system may qualify for government rebates or tax credits, reducing the initial cost.

Year-Round Comfort (Heating and Cooling)

Dual functionality: Boilers only provide heating, but HVAC systems offer both heating in winter and cooling in summer. This dual-purpose functionality ensures comfort throughout the year without needing a separate cooling system.

Climate adaptability: As climate patterns become more unpredictable, an HVAC system provides flexibility to maintain optimal indoor temperatures regardless of the season.

Improved Air Quality and Ventilation

Integrated air filtration: Modern HVAC systems come with advanced filtration that removes dust, allergens, and pollutants, significantly improving indoor air quality.

Humidity control: HVAC systems help maintain ideal humidity levels, preventing issues like mold growth or overly dry air, which boilers cannot address.

Durability and Low Maintenance

Longer lifespan: High-quality HVAC systems

typically last 15–20 years, similar to a boiler, but with the added benefit of providing both heating and cooling.

Ease of maintenance: Regular maintenance of an HVAC system is straightforward and covers both heating and cooling components. Boilers, on the other hand, require specialized servicing and may need frequent repairs as they age.

Space Efficiency and Modern Design

Compact design: HVAC systems are typically more compact and can replace bulky boilers, freeing up valuable space in the property.

Modern controls: HVAC systems are compatible with smart thermostats and home automation, allowing for precise temperature control and energy management.

Environmental Impact

Reduced carbon footprint: HVAC systems, particularly those using heat pumps, are more environmentally friendly, producing fewer emissions than traditional boilers.

Compatibility with renewable energy: Many HVAC systems can integrate with solar panels or other renewable energy sources, future-proofing the investment.

Cost Comparison

Upfront cost difference: While HVAC systems may have a higher upfront cost than replacing a boiler, the long-term savings in energy bills, reduced maintenance, and government incentives often make them more affordable over their lifespan.

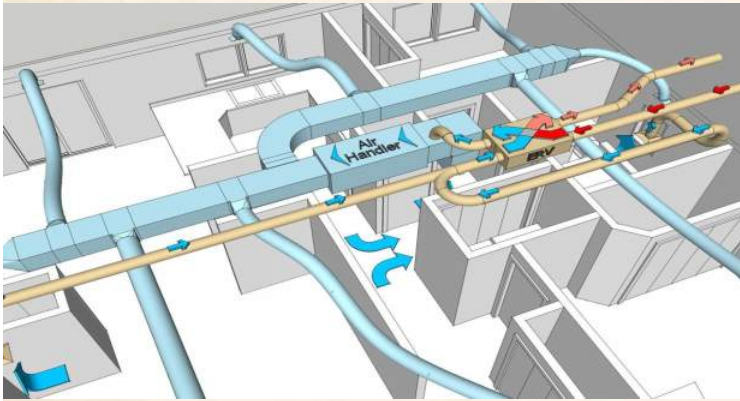
Avoid duplication: If cooling is also needed, installing an HVAC system avoids the cost of adding a separate air conditioning unit.

Future-Proofing

Changing regulations: Many jurisdictions are phasing out fossil fuel-based heating systems to meet environmental targets. Upgrading to an HVAC system now avoids being forced into a costly transition later.

Rising fuel costs: Boilers often rely on gas or oil, whose prices are volatile. HVAC systems, especially those using electric heat pumps, shield against these fluctuations.

Investing in an HVAC system is not just about replacing a broken boiler—it's about upgrading to a more efficient, versatile, and environmentally friendly solution. The initial investment is easily offset by long-term savings, improved comfort, and future-proofing your property against changing energy demands and regulations.



3. INSTALLATION OF THE HVAC SYSTEM AND ITS IMPACT

Timing Is of the Essence

The urgency of this project cannot be overstated. The new HVAC system must be fully operational before the next school year begins in September, as stipulated in the SAGE School's new lease agreement. Failure to meet this deadline could disrupt the school's operations, jeopardize our relationship with this vital tenant.

Construction of Ducts

The installation of the new HVAC system will require the construction of ducts on both the second and first floors. This process will involve significant modifications to the current infrastructure, particularly in areas where the ducts will be routed. On the first floor, the pastoral offices will inevitably be impacted, as construction work will require portions of ceilings, walls, and other structures to be opened and reconfigured to accommodate the new system.

4. REPURPOSING THE VACANT BOILER ROOM

Tenant Needs and Lease Renewal

The SAGE School has made significant investments in the building and has expressed interest in renewing their lease for another five years. Additionally, they are considering leasing more space on the first floor. If this happens, our existing medium-sized meeting room and religious education/music rooms would be repurposed for their use, creating a need for an alternative meeting space.

New Medium-Sized Meeting Room

By transforming the vacated boiler room, we can create a functional, medium-sized meeting room to accommodate religious education, music programs, and parish gatherings. This ensures continuity of parish activities even with the potential expansion of the school's lease.

5. OPPORTUNITY FOR SPACE REPURPOSING

This necessary disruption presents an opportunity to address long-standing challenges in the layout and functionality of the first-floor pastoral offices. Currently, these offices lack adequate privacy, space, and functionality to meet the needs of the parish staff and pastor. The reconfiguration will allow for:

A Dedicated Private Office for the Pastor

The current setup does not provide the pastor with a secure and confidential workspace, as the office is shared with other staff members, including the Office Manager, Shepherding Minister, and Bookkeeper. The reconfiguration will create an office for the pastor, enhancing confidentiality for pastoral care and improving the overall effectiveness of his ministry.

Improved Workflow and Collaboration

By redesigning the office layout, we can create a more efficient workspace for parish staff. This includes better delineation of individual workspaces and shared areas, allowing for smoother collaboration while maintaining privacy where needed.

Future-Ready Infrastructure

The reconfiguration of the first floor will allow us to modernize the space and integrate it seamlessly with the new HVAC system, ensuring that the offices are not only functional but also comfortable and efficient for years to come.

By combining the necessary duct construction with these strategic improvements, we can turn a disruptive but essential project into an opportunity to significantly enhance the functionality and sustainability of our parish facilities.

This essential work not only addresses critical infrastructure needs but also presents an opportunity to reconfigure and optimize the pastoral offices on the first floor.

6. UPGRADING MEN'S AND WOMEN'S TOILETS

Recurring Plumbing Issues

The men's and women's restrooms are as old as the building and have been plagued by frequent clogs and pipe failures. Emergency flooding has become a recurring problem, leading to high repair costs and operational disruptions. Compounding these issues is the consistent foul odor emanating from the broken pipes, which is both unsanitary and deeply disturbing to anyone using the facilities.

Transition to Sewer System

The building is still reliant on a septic tank. We propose eliminating the septic system and connecting to the township's sewer system. This upgrade will resolve long-standing plumbing issues, reduce maintenance costs, and ensure reliable restroom facilities for all building occupants.

7. HVAC SYSTEM FOR MARIAN HALL

Marian Hall, currently heated by the existing boiler, requires both heating and cooling to remain functional year-round. A separate HVAC system for this space would enhance its usability for parish events, tenant needs, and community gatherings, ensuring it remains a vibrant and welcoming space.



CONCLUSION

The urgency of this project cannot be overstated. The continued operation of our parish facilities and the safety and comfort of all who use them are at immediate risk. By replacing the outdated boiler with an efficient HVAC system and undertaking essential facility upgrades, we will:

1. Ensure reliable heating and cooling for all essential spaces.
2. Safeguard our financial viability through tenant retention and lease renewal.
3. Enhance the functionality and usability of parish facilities.
4. Resolve longstanding plumbing issues and modernize restroom facilities.
5. Provide a private office for the pastor to better serve parishioners.

Failure to act now will lead to higher costs, greater disruptions, and potential long-term damage to our parish's mission and operations. This project is an urgent and necessary investment in the future of our parish and its ability to serve the community.



Salvatore J. Pernice, Sr.
Owner/Mgr., NJ Lic. No. 3342

Salvatore J. Pernice, Jr.
NJ Lic. No. 4617

Family Owned & Operated

Van Emburgh-Sneider-Pernice

FUNERAL HOME

109 DARLINGTON AVENUE • RAMSEY, NEW JERSEY 07446

201-327-0030

www.vanemburghsneider.com

Nicholas Pernice
NJ Lic. No. 4739

Dana Piliipiak
NJ Lic. No. 5041

STATE LINE Diner
Serving Cocktails
Open 24 Hours
375 Rt. 17 North
Mahwah, NJ
(201) 529-3353
www.statelinediner.com

America's Choice in Home Care®
VisitingAngels
LIVING ASSISTANCE SERVICES
17 S. Franklin Turnpike
Ramsey, NJ
201-825-7900

Homelike Elegance,
First-Class Assisted Living



Mill Gardens
36 Faner Road
Midland Park, NJ
201-493-7400

Since 1919
RAMSEY, NJ
201.327.4058
FREE ESTIMATES

NJ Lic. Nos. 5498, 12555 & 12928
Rockland County NY Lic. No. 980



Plumbing & Heating Repairs
Remodeling Bathrooms
Installation of Water
Heaters, Plumbing Fixtures,
Water Filter Systems, Gas
Boilers, Gas Lines to
Fireplaces & Generators

www.reverep plumbing.com

TENDER LOVING CARE
We provide honest, compassionate and experienced caregivers.
CALL US NOW: 929-400-3602 • www.tlcarenj.com
TenderLovingCareNJ@gmail.com

Family Owned and Operated Since 1987

FREE INSPECTION
Licensed & Insured



RIGHTWAY WATERPROOFING CO.
BASEMENT WATERPROOFING
MOLD REMEDIATION • FOUNDATION REPAIR
908-282-0220
www.RightwayWaterproofing.com



MASON JAR
SERVING ALL OF YOUR CATERING NEEDS
ON & OFF PREMISES AVAILABLE
PRIVATE DINING ON SITE
celebrations of life
graduations
showers
repasts
birthdays
special occasions

219 Ramapo Valley Rd - Mahwah ~ 201.529.2302
SERVING THE COMMUNITY FOR 40+ YEARS!

RIDESHARING SAFETY TIPS
BEFORE YOU GET IN A RIDE SHARE

Ask **#WHATS MYNAME**

S Stop
A Ask
M Match
I Inform

in remembrance of
samantha josephson

Connecting businesses to customers in realtime!
YOUR BUSINESS

Finding **FIBER**

BRANDYWINE LIVING at Mahwah
Life is Beautiful

Call 201.800.8070 to schedule your private appointment to visit our luxury, senior living community.

814 Wyckoff Ave | Mahwah, NJ 07430

Full Force Landscaping
(845) 590-4219
fullforcelandscaping@yahoo.com

Licensed & Insured
Now Serving Bergen County

FREE ESTIMATES

- > Landscape Design
- > Lawn Maintenance
- > Retaining Walls
- > Pavers
- > Walkways & Patios
- > Stone Work
- > Mulch Work
- > Topsoil Work
- > Seed/Sod
- > Hedge Trimming
- > Aeration/Thatching
- > & Much More...

Gerald J. Castellano ChFC, CLU®, MBA
Pension and Retirement Planning
1000 Wyckoff Avenue, Suite 300, Mahwah, NJ 07430
WEBSITE: www.geraldjcastellano.com
gerald.castellano@LPL.com
(201) 788-5575

LPL Financial
Securities and Investment Advisory Services offered through LPL Financial.
Member FINRA/SIPC

TUCEK
Roofing • Siding • Windows
201-307-9272
Free Estimates • Fully Licensed & Insured
Family Owned & Operated Since 1914

GLEN ROCK ROOFING
Callahan Builders provide roofing, general contracting and remodeling services to Glen Rock, NJ and the surrounding area.
Life-time Glen Rock Resident
24 Hour Emergency Service.
Custom Roofing & Asphalt
201-873-4158
www.callahanconstructionnj.com

ROOFING • CHIMNEYS
MASONRY • GUTTERS • DECK REPAIR

We Find & Fix Leaks!

ROYAL PRO CONSTRUCTION

\$1100 OFF
Any New Roof Replacement

20% OFF
Any Roof, Chimney, Gutter, Masonry Repair & SENIORS

INCREASE YOUR VISIBILITY IN THE COMMUNITY
Place Your Ad Here to Support Our Parish!

CONTACT ME
Kathy Zechello

kzechello@jppc.net | (774) 245-9057

catholicmatch®
New Jersey

CatholicMatch.com/dateNJ

Family Owned/Operated • Lic. #13VH0934200
Bonded & Insured • 20+ Years

732-589-9967 Serving All of New Jersey