

We are a vibrant Catholic community where all are welcomed, challenged, and supported on their life journeys.

## FACILITIES UPDATE A Brief Summary

The report from Resource Services Inc., the firm hired to conduct the financial feasibility study, has been delivered. "Thank you!" to all of the parishioners who took valuable time to answer the survey questions. The information you provided is invaluable as we forge ahead. Pastoral Council (PC) and Finance Council (FC) met jointly Tuesday evening, June 9, to discuss the findings and to make recommendations to Father Mike, which he has approved. The approved minutes from this meeting are available on the website <http://stcathofsiena.org/> under the "Facilities" tab.

### Financial Feasibility Report

The entire report from RSI may be found on our website, also under the "Facilities" tab. Call or visit the Office if you would like to see a hard copy. We encourage you to read as much as you can.

**163 households completed the survey.** From data collected from this substantial number of parishioners, RSI concluded that the maximum amount of money this parish could raise in a capital campaign would probably not exceed one million dollars. Almost all respondents felt that essential repairs to the Church's roof and supporting beams as well as its HVAC system should be addressed first. Then, the Parish Center, they thought, should be repaired and costs kept "within a reasonable budget of what the parish can afford." No other objectives garnered wide support.

Note: although the cost to repair the Church roof and support beams was not included in the Study as the problem was not known before the Study was started, they are included below in the Financial Plan Section.

### Facilities Project Steering Committee (FPSC) Report

The entire 7 page report from this Committee of St. Catherine of Siena parishioners is also available on the website under the "Facilities" tab or in the office. Please read the entire report if possible. Answers to most of the questions about why these steps will be taken are addressed in this report.

### Action Steps

Based upon the information from these two reports, the PC recommended the following steps. They have been accepted by Father Mike and will be taken **immediately**. These issues are considered to be **critical**.

1. An architect will be hired to draw up specifications for use in seeking bids to replace the Church building's 48 year old roof. Then bids will be sought to replace the roof.
2. Dajon Associates of Hackensack, New Jersey will be contracted to repair the Church roof's support beams. They concluded that four of the beams have serious decay and need steel reinforcement to continue to support the roof. Many of the remaining 28 beams have internal decay, which can be corrected with epoxy injections and a wrapping of a protective aluminum skin.
3. Bids will be sought to repair or replace the Parish Center's roof with a temporary or a new roof depending upon further study.
4. Bids will be sought to test air quality and asbestos presence in the Parish Center to assure the health and safety of all who use the facility.
5. Bids will be sought to replace the Church's obsolete heating and air conditioning systems.

To underwrite the above actions we will in addition take the last step.

6. An RSI consultant will be hired to direct a three-year capital campaign.

## Financial Plan

Both the Pastoral Council and the Finance Council are agreed that no long-term debt should be taken to complete the above steps or the eventual repairs. Pledges should pay back any borrowed funds in three years. While RSI believes the responding households gave an accurate indication of future pledges, the Councils want to be certain about the pledges before proceeding. They are listening carefully to what you have said to them.

The following table presents the estimated costs for all critical projects.

<b>Project and/or Activity</b>	<b>Cost Estimate</b>
Architectural Specifications for church roof repair	\$30,000
Church roof repair	\$500,000
Church roof support beam repair	\$140,000
Parish Center study of health and safety issues	\$20,000
Parish Center roof repair (temporary)	\$50,000
Parish Center allowance for health and safety remediation	\$150,000
Church HVAC repair	\$150,000
RSI Consultant Fee for fundraising campaign	\$30,000
Contingency on above (approximately 25%)	\$250,000
<b>Total</b>	<b>\$1,320,000</b>

Adding contingencies for soft and unforeseen costs at about \$250,000, the FPSC estimates these critical projects will cost just over 1.3 million dollars. This is more than the RSI report expects we can raise through the capital campaign. This is a big concern. The Parish will expend funds in priority order for these projects using available funds and pledges and will not take on long term debt.

## Rationale

Originally October was the target month to present final recommendations to Father Mike for a comprehensive facilities project. After more investigation, several components were deemed too critical to wait until after this construction season passed. The work will be done in priority order up to the limit the Councils are convinced that parishioners will pledge the money to cover the costs.

All professional advice said “do not repair the Parish Center.” What has changed the approach to this? The Financial Feasibility Report showed that there is not overwhelming agreement that the parish should incur debt or spend upwards of 3 million dollars on a new center. The Councils will study other options again. There are still multiple major issues in the Center that must be addressed if we are to continue using the building as a public space. Two thirds of this structure was built to be used as a private residence only. The roof is leaking on a regular basis. A large portion of the ceiling in the front hallway, large lounge and connecting hallway to the offices has been significantly affected and the walls are beginning to be damaged as well. These are health and safety issues. The Councils voted to “stop the leaking in the Parish Center through a temporary or permanent solution” so that the building can be used for several more years until we can afford to go forward. This will not solve many of the problems we still have such as the inefficient and problematic HVAC system in this building.

It is not possible to go into detail here about the reports mentioned above. Please read them in their entirety if you can. Do not hesitate to call the Office at 257-2493 or use the link on the Facilities Tab to ask a question or seek clarification. There are many parishioners involved with the ongoing studies of the facilities. Someone will be happy to call you and answer your questions.

The Councils are considering conducting forums in the future so that your concerns will be addressed in a public meeting. In the meantime, the Councils’ desire to give the most information to you as quickly as possible has led to this document.

**Thank you for your continued support of our Parish!**