

Reasons Why we need New Space To Share Our Faith

(A \$3,200,000 campaign)



1st Timothy 6:18-19

“Tell them to do good, to be rich in good works, to be generous, ready to share, thus accumulating as treasure a good foundation for the future, so as to win the life that is true life”

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The following document outlines the capital campaign for St. Mary of the Lake Parish, the background of the construction project to be funded by the campaign, key details about the purpose of the renovation and the positive benefits parishioners will experience upon completion of the project. This Case Statement was compiled and written with input from Father Russell, parishioners, staff members and the Diocese, who are committed to the common good of this and future generations.

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List of Campaign Volunteers

Many volunteers have been and are currently involved in the proposed project. Current volunteers at this writing include:

Steering Committee

| | |
|-------------------------|---------------|
| Dennis Spano, Co-Chair | Don Grundman |
| Mark Nichols, Co-Chair | Ann Nibbe |
| Greg Schreck, Co-Chair | Bill Webster |
| Father Russell | Rich Bouquet |
| Louy Stambaugh | Pat murphy |
| Mike Kieffer | Pete Webster |
| Patty Neisius | Rich Kaufmann |
| Bob and Mary Jo Strauss | Neal Olson |
| Bob Kemp | Todd Spinner |
| Dan Coyle | Gene Durand |
| Ruth Schneider | Kelly Haeska |
| Doug Grism | |

Case Statement Task Force

| | |
|------------------------|-------------------|
| Rich Bouquet, Co-Chair | Pat Vaplon |
| Kelly Haeska, Co-Chair | Dan Coyle |
| Tom Kennedy | Marianne Kaufmann |
| Bob and Betty Campion | Jerry Berg |
| Leo Fausch | Cheryl Huettl |
| Judy Burfeind | Ann Schreck |
| Mary Jean Marking | John Gruber |

Finance Committee

| | |
|---------------|-------------|
| Mark Nichols | Steve Stolz |
| Ann Nibbe | John Gruber |
| Bill McElmury | |

Communications Task Force

| | |
|------------------|---------------|
| Ann Nibbe, Chair | Kathie Durand |
| Cheryl Huettl | Jody Vaith |
| Ruth Schneider | Jen Swanson |

Design Committee

| | |
|---------------------|--------------|
| Greg Schreck, Chair | Pat Murphy |
| Ken Willers | Rich Bouquet |
| Ed Bauman | Dan Coyle |
| Rich Kaufmann | Doug Grism |

* **10/22: those committed to make fundraising calls**

Introduction

Imagine a functional and flexible Facility that will adapt a 19th century church to meet the emerging needs of 21st century worship and faith life.

- Parishioners will gather to share and visit before and after Mass in a spacious, open area where relationships can be fostered.
- The Gathering space will be available for receptions following liturgies and provide a welcoming environment to better focus on God and our relationship to Him and each other.
- During the sacred and special times of Christmas and Easter, as well as funerals, the spacious gathering space will be able to accommodate large groups of those wishing to gather, worship and pray.
- A fully functioning, safe and efficient kitchen facility will be relocated to better serve the needs of parish.
- Large, open rooms will provide welcoming educational opportunities for our youth and adults alike that will better serve young families when they attend Generations of Faith.
- Older adults or those with physical limitations will be able to access any area of the building with ease due to the new elevator and more accessible construction.
- The Fireside room offers a comfortable environment where immediate family and extended family may gather during times of grief prior to and after funerals.
- As our parish grows due to consolidations as priest retire room will be available for administrative services to support our growing 600-family parish with a multitude of needs from birth to the end of life. Parishioners may be better served throughout all areas of faith life which often include times where more private rooms are required for counseling and support.

- Our parish will be able to offer enough space to reach out to the greater community through ecumenical events, service and support such as senior citizens programs, Scouting, AA, blood drives, natural disasters and community worship.
- Restroom facilities, accessible for everyone, will be available.

These are a few of the benefits which will be offered in our new Building and Renovation program at St. Mary's of the Lake. We have had a strong and dedicated spiritual community in Lake City since 1877 of which we are very proud.

The dream for the new building project for St. Mary of the Lake began in 2003 following a period of time where parish administration and leaders were struggling with the limitations and expense of the aging buildings. By 2004, a process was established whereby a Building and Grounds Committee began researching and evaluating the proposed renovation. Over the course of two years, input was gathered, volunteers were solicited for information, architects were chosen and the designs were completed. The total renovation cost was originally estimated to be approximately \$2 million. However, as further needs were identified -- as often is the case with renovation efforts -- the estimates topped out at \$3.2 million. Fundraising opportunities were planned in 2006 and approximately \$1.4 million was fundraised over a year's time.

By spring of 2007, although the campaign had experienced a measure of success, pledges and contributions had not reached the goal in the time leaders had allotted to complete the campaign. Convinced of the need for the capital project -- as the limitations of access, space and efficiency were still present -- Father Russell, staff and campaign leadership believed an assessment of the campaign strategy was necessary to identify how to proceed.

Due to the fundraising shortfall the parish hired a fundraising consultant to evaluate the campaign and make recommendations on how to reach the final goal. Favorable as well as challenging conditions were identified. However, the Assessment Study clearly found many positive opportunities to move forward. Based on this information, the consultant initiated a proven fundraising strategy which is being led by approximately 50 parishioners.

Our History

A detailed and interesting account of the growth of the Catholic faith in Lake City is available on-line (www.stmaryslakecity.org) and in the parish library. This document was written by Sara McElmury Fried on the occasion of the parish's 125th Anniversary Celebration. This history, as well as information which was derived from newspaper accounts, researched by Ann Nibbe, is available on the website referenced above.

We are grateful for the foresight of former St. Mary's parishioners who took the initiative to construct our beautiful parish in 1877 and who worked to see that the parish continued to serve the parishioners for the Lord's glory.

The history of significant capital campaigns at St. Mary's are outlined in the following table:

| WHAT | WHEN | * NUMBER OF FAMILIES | NUMBER OF \$'S AT TIME | ** NUMBER OF EQUIV 2007 \$'S |
|--|------|--|---------------------------|---------------------------------|
| BUILD CHURCH | 1877 | 150 | \$ 20,600 | \$ 3,509,414 |
| BUILD McCaHILL SCHOOL | 1923 | Not Applicable donated by the McCaHill's | \$ 50,000 | \$ 1,348,250 |
| ADD CHAPEL TO CONVENT AND OTHER MAINT ITEMS | 1956 | 250 | \$ 80,000 | \$ 591,250 |
| BUILD GATHERING SPACE, OFFICES, CLASSROOMS AND OTHER MAINTENANCE ITEMS | 2008 | 600 | \$ 3,200,000 | \$ 3,200,000 |

** Equivalent 2007 dollars assume a 4% average rate of inflation

* Note that in 1877 150 families raised more dollars that 600 families are being asked to raise in 2007.

Now it is our turn to help improve our facilities, for worship and fellowship, to serve us and those who follow by providing:

- Needed gathering space
- Expanded educational areas
- Adequate and more functional administrative area
- Updated and more comfortable environment.

Our fore fathers had a great vision in 1877 that has stood the test of time. We have had generous benefactors who have enhanced the original investment. However, we need to now fund another building campaign with the efforts of the entire faith community.

The initial needs to serve parishioners were identified and have remained consistent during the course of planning and fundraising. The plan was given a stamp of approval by the Bishop in accordance with detailed Diocesan Guidelines, which are required for all renovation projects. For those who are interested the entire set of Diocesan Guidelines and the minutes from the various needs survey meetings are available on-line at the campaign website (www.stmaryslakecity.org) and in the church library.

Hebrews 13:16

“Do not neglect to do good and to share what you have; God is pleased by sacrifices of that kind.”

Primary Areas Being Addressed with this Capital Campaign

- A Welcoming **Gathering Space** (indicated by those who chose to voice their opinion as our number one need:
 - For Father to greet parishioners, as they leave mass, without having to deal with inclement weather.
 - That is spacious enough to provide for parishioners to greet and meet each other before and after mass.
 - That encourages new families to register at St. Mary's because they feel comfortable and part of a vibrant faith community.
 - For overflow worshippers on those few occasions, such as Easter and Christmas services, when the church is not always able to accommodate all who wish to attend.
 - For receiving lines after weddings.
 - To provide a place for families with young children to participate in worship without feeling the need to leave because of distractions that come naturally to young children.
 - Generally for comfortable flow and ease of movement:
 - Into church during sacraments of baptism, confirmation, weddings, funerals, etc.
 - Into the fellowship hall after services, for coffee and rolls, as well as for large events such as funerals, parish chicken dinner and other community needs.

➤ More **Flexible Rooms:**

- To accommodate our educational requirements, such as Generations of Faith, First Communion and Confirmation classes.
- To provide elevator accessible space for all organizations within our faith community, such as CCW, Knights of Columbus, Mission Sewing Group, etc..
- To include a comfortable room for small groups to meet for such needs as, funeral planning, wedding planning, RCIA, Bible Study, Family Counseling, etc.
- To provide a room adjacent to and with direct access to the women's bathroom that can be used as a bride's room prior to weddings, or a nursing room for new mothers.
- That is more adaptable to our needs, such as:
 - A conference room that can be used for meetings of the Parish Council, Finance Committee, Liturgy Committee as well as vendor visits.
 - A Fireside room that may be used for committee meetings, counseling, small daily mass services etc.
 - Classrooms that may be expanded or contracted with the use of movable partitions to accommodate our Generations of Faith requirements as well as any future needs that evolve.

➤ A Safe **Kitchen:**

- For our volunteer workers. Our current kitchen:
 - Has unreliable equipment.
 - Ovens
 - Freezer
 - Dishwasher
 - Coffeepot
 - Has plumbing and electrical components that do not meet code.
 - Has an inefficient and inadequate amount of storage.
- With equipment for which we can find replacement parts.

➤ **Offices** Designed:

- For the purpose for which they are used. For example:
 - Father's office does not have a proper level of privacy to assure the required level of confidentiality. This discourages and inhibits parishioners from discussing topics of importance.
 - Administrative work areas have inefficient spaces such as improper counter spaces for supplies, copiers etc.
 - Administrative work areas have inadequate control of visitor access thus exposing confidential materials, such as financial reports or whatever may be on the computer screens etc.
- To provide sufficient space for all staff. Currently some staff are officed in classrooms.
- To provide a secure and welcoming environment to visitors. Currently it is difficult for strangers, visiting during the week, to find the entrance to our facility. When they do find it then the next challenge is to find the offices. It is generally not an inviting environment.

In contrast the new facility uses the same new main entrance for office visitors as for worship services. The offices are immediately visible upon entering with a welcoming lobby area. If desirable the congregating areas (Church, Gathering space and Fellowship hall) can be secured and/or monitored from the office reception area at the main entrance.

- A More Functional and Flexible **Fellowship Hall:**
 - Unrestricted by numerous pillars.
 - With a welcoming entrance, from the Gathering Area, that will not feel constricted by a long hallway past the kitchen and offices.
 - With a second entrance/exit to the gathering space so as not to further bottleneck flow into the hall with two way traffic during large events.
 - That will accommodate 40% more seating than the current configuration of our hall.
 - With a new safe kitchen relocated to the SW corner away from the traffic flow into and out of the hall.

- **General improvements** to the operation and safety of our facilities:
 - Will provide a sprinkler system for fire safety.
 - Will replace bathrooms which are not up to code with the Americans with Disabilities Act (ADA) requirements.
 - Will replace the roof and windows, on our fellowship hall, which lose copious amounts of heated and cooled air and are costing a great deal of our annual operating budget.
 - Will upgrade furnaces and air conditioning equipment which are antiquated and causing operational inefficiencies.
 - Will provide generally more on-site parking but, even more importantly, more handicapped accessible parking closer to the main entrance.
 - Will be designed for the easy addition of a covered drop-off / pick-up canopy by our new main entrance.

Do we have other options?

Fix-up what we have: Although that could be done, the reality is that we have some serious issues with the current facility:

- The roof on our McCahill building cannot be patched, it rather needs to be entirely removed and built back as new.
- Our kitchen is old and some consider it unsafe.
- We are unable to get replacement parts for many of our appliances.
- Our bathrooms do not meet code.
- Many of our parish organizations are unable to use the second floor due to accessibility issues.
- Our heating and cooling systems are old, inefficient and in need of upgrade.

According to estimates obtained in 2005, to fix the current problems with our facility would require \$700,000. However, without significant redesign of the facility, we will still fall short of meeting the needs of our faith community as outlined in this document. Furthermore, if we were to just fix what we have and later decide that we need to address the improvements proposed in our new plan then whatever we would have invested will have been wasted as it would mostly all have to be destroyed to make the these significant improvements.

No one wants that to happen.

Tear down the McCahill building: It has been suggested that it is too expensive to renovate the McCahill building. However, with our proposed design, the McCahill building is really a new structure when completed. This means it has the roof removed, a new steel frame placed inside and a new roof put on. The interior steel frame supports an entire new interior – new electrical, plumbing, kitchen and walls. All of the existing windows will be replaced. Essentially this is a new building.

The estimated cost of these changes to the McCahill building is \$120 per square foot. This is the most inexpensive square footage of the project and considerably less expensive than the cost of removing the building and replacing the equivalent square footage in a new structure.

Operating costs will become unaffordable: Cost estimates by design engineers comparing our current operating costs to the projected operating costs of the proposed new facility actually show little change and possibly a reduction in operating costs. This surprising conclusion is the result of more efficient heating and cooling equipment along with gains made from today's more effective construction methods and more efficient insulation in all components of the building.

Second Phase Fundraising

The fundraising consultant outlined the process by which the parish would gain answers to the many questions that needed to be addressed before the Second Phase of Fundraising could succeed. Five Task Forces (please see page 2 of this document for the task forces and members who are involved) were developed to address vital questions.

It became apparent in the Assessment Study that parishioners were unclear about the extent of the planning process and the significant amount necessary for the renovation project. They had questions as to whether the plan was appropriate and whether a different plan -- perhaps a single story, slab on grade construction -- could be built less expensively.

In response to contributors' desires that the plan was right for the parish and that cost effectiveness was paramount within the scope of planning, a Design Evaluation Task Force analyzed the construction details and made suggestions to get the most for our dollar while still providing the key space and amenities.

During this process, the Task Force interviewed potential general contractors and combed through the current architectural plans. After considerable and careful review, the Task Force recommended to stay with the current plans for renovation as opposed to demolition and new construction. They believe the plan is generally very good and will provide sound opportunities for the parish's future. In addition, since \$272,000 has already been paid to the architect for the nearly completed plans, it would be wasteful, without overwhelming evidence that the current plan is seriously deficient, to start over with a new plan which would require additional architectural costs.

1 Peter 4:10

“As each one has received a gift, use it to serve one another as good stewards of God’s varied grace”

Summary

We at St. Mary's have serious needs to bring our facilities into compliance as well as to meet the needs of the 21st century. The sacrificial investment that our forefathers made in 1877 has stood the test of time. It is now our turn to again make a sacrificial investment that will similarly stand the test of time.

A dedicated group of your fellow parishioners have spent many hours re-examining the needs of our faith community. They have again concluded the most appropriate solution to those needs is essentially as proposed in September of 2006. Each of us must carefully examine our capacity to give and then commit to participating at a sacrificial level in our **five year pledging program**.

Mother Teresa

“Do something beautiful for God”

2 Corinthians 9:7

“God loves a cheerful giver”