

Some costs were incorrect in the Tuesday presentation. These are corrected in this present copy, in time for the Friday presentation.

Presentation 3

TOPIC: Upgrades to Existing Churches, Costs, New Church, Other Facilities
DATES: Tuesday, Feb. 27, 6:30-8:00pm @ WR Church Hall
or Friday, Mar. 2, 5:30-7:00pm @ GR Cafeteria

Context: The context of this presentation is the information presented in Topics 1 and 2: parish dynamics and demographic trends, parish finances, and the larger Tradition of the Roman Catholic Church with respect to her liturgy and the purpose and use of her church buildings. If the reader hasn't availed him- or herself of the information in Topics 1 and 2, that information should be reviewed in conjunction with what is presented here. Additionally, the context of this presentation is found in Scripture:

Matthew 16:13-18 "When Jesus went into the region of Caesarea Philippi he asked his disciples, 'Who do people say that the Son of Man is?' They replied, 'Some say John the Baptist, others Elijah, still others Jeremiah or one of the prophets.' He said to them, 'But who do you say that I am?' Simon Peter said in reply, 'You are the Messiah, the Son of the living God.' Jesus said to him in reply, 'Blessed are you, Simon son of Jonah. For flesh and blood has not revealed this to you, but my heavenly Father. And so I say to you, you are Peter, and upon this rock I will build my church, and the gates of the netherworld shall not prevail against it.'"

Church buildings serve as a help to the work of Christ as he builds up his Church, the community built upon faith in him as the Son of the living God. In considering the question of whether to upgrade our existing churches (especially regarding the "Liturgical & Cosmetic" upgrades noted below) or to build new, the larger mission of Christ has to be considered: what will ultimately help him and us carry out what he has sent us to do.

Lord Jesus,
as we gather, help us to do so in your Name,
so that we can be inspired by your Wisdom,
your Prudence, and your Right Judgment,
in order to bring the gospel to bear
in our lives and in this part of the world.
Help us to be co-workers in your vineyard,
working quietly and diligently,
with joy and fidelity within us.
We ask this in your name, Lord Jesus,
who live and reign with the Father
in the unity of the Holy Spirit,
God, forever and ever.
Amen.

I. UPGRADES TO EXISTING CHURCHES

i. Upgrades are in 2 categories: “Structure & Utilities” and “Liturgical & Cosmetic.”

ii. The content of the upgrades

The “**Structure & Utilities**” upgrades come from the property assessment reports completed on May 30 & 31, 2017, by Shamrock Building Inspection Consultants, LLC of Hartland, Wisconsin. The inspector spent approximately three hours at each location, and was allowed to view the properties unaccompanied.

The “**Liturgical & Cosmetic**” upgrades are more subjective, but are geared toward maintaining and highlighting the architectural style of the churches, while also highlighting the liturgical and artistic tradition of the Catholic Church.

iii. The approximate costs of the upgrades

The **approximate costs of the “Structure & Utilities”** upgrades come from a blend of sources, including: mostly cost ranges supplied by the building inspector, but also conversations with tradesmen, and internet research into price ranges.

The **approximate costs of the “Liturgical & Cosmetic”** upgrades also come from a blend of sources, including: conversations with tradesmen, investigation into other parishes’ projects, and internet research into price ranges.

1. STRUCTURE & UTILITIES UPGRADES

a. Askeaton Church

Structure	Add lateral bracing or collar ties to roof joists	2000.00
Electrical	Fix double-tap circuits in kitchen panels Enclose exposed wires in rigid conduit	8000.00
Ventilation	Add exhaust fans in restrooms	2000.00
Plumbing	Add septic system	25,000.00
Interior	Replace damaged ceiling tiles (could be a safety hazard)	?
Exterior	Recaulking windows	2000.00
	Replace front steps and sidewalk	16,000.00
	Replace and replace existing parking lot	30,000.00+
	Grading improvements	5000.00
	Roof repairs over sacristy	5000.00
Insulation	Replace/Add new insulation in attic	6000.00
	Guano removal from attic	

Askeaton Church	101,000+
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b. Greenleaf Church

Structure	Add a parge coat to northwest corner foundation	4000.00
Electrical	Fix double-tap circuits in sacristy panel	2000.00
	Replace knob-and-tube wiring throughout	10,000.00
Heating/AC	Replace AC condenser units	10,000.00+
	Replace boiler	10,000.00+
Ventilation	Add exhaust fans to restroom	2000.00
Plumbing	Add hot water heater	3000.00
	Secure restroom toilet to floor	
	Replace older faucets in restroom and sacristy	2000.00
Roofing	Replace EPDM rubber membrane on entrance roof	6000.00
	Metal roof above north entrance needs to be repaired/replaced	?
Exterior	Tuck point brickwork, replace some bricks	20,000.00
	Replace window sashes on stained glass windows	?
	Grading improvements	10,000.00+
	Replace northside windows	5000.00
	Paint and repair woodwork around building	4000.00
	Repair/Replace parking lot	35,000.00
Insulation	Replace/Add new insulation in attic above sacristy	5,000.00
	Install attic ventilation	

Greenleaf Church	128,000+
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c. Wrightstown Church

Structure	Some localized brick replacement	?
Electrical	Fix double-tap circuits in panels	12,000.00+
	Replace knob-and-tube wiring throughout	15,000.00+
	Rewire large ceiling fixtures in church	5000.00
Ventilation	Add exhaust fans to restrooms	2000.00
Interior	Address mildew on ceiling	?
	Rebuild both sacristy staircases	4000.00
Exterior	Some tuck pointing required	20,000.00+
	Repair brickwork on east façade at grade level	?
	Recaulk stained glass windows and/or modify sills	10,000.00+
	Replace/Repair parking lots (excluding parking by school)	45,000.00
	Grading Improvements	5000.00
Insulation	Repair/Replace westside sidewalk	?
	Replace/Add new insulation in attic	6000.00

Wrightstown Church	124,000.00+
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d. Existing Parish Center (Greenleaf)

Structure	Repair minor cracks in basement foundation and monitor	5000.00
Electrical	Electrical distribution equipment needs repair	2000.00
Heating	Replace boiler	10,000.00
	Replace liner in chimney/flue	4000.00
	Removal of asbestos pipe wrapping	10,000.00+

Ventilation	Replace/Repair roof-mounted exhaust fan	6000.00
	Add exhaust fans to restrooms	2000.00
Plumbing	Replace galvanized steel pipe throughout	?
	Repair or replace bathroom fixtures in school and office	4000.00
Roofing	Replace EPDM rubber membrane	30,000.00+
	Replace rotted roof deck	?
	Replace asphalt shingle roof	?
	Some gutter realignment may be necessary	?
	The west chimney should be rebuilt from roof up	?
Flooring	Remove asbestos flooring throughout	10,000.00+
Exterior	Tuck-point brick	?
	Recaulk in expansion joints	4000.00
	Replace damaged masonry at southwest corner	10,000.00+
	Replace windows (many of the windows' seal is lost)	20,000.00+
	Woodwork in need of refinishing	?
	Remedy water flow problems on east side	6000.00
Interior	Repair damaged stairs on east entrance	?
	Replace damaged ceiling tiles	?
Insulation	Add more insulation to the attic	4000.00
	Improve attic ventilation	4000.00

Existing Parish Center (Greenleaf)

131,000.00+

Existing St. Clare School (Wrightstown)

Structure	Repair cracks in east foundation wall and monitor	2000.00
	Bowing of west foundation was noted	
Electrical	Replace cover plates in basement	2000.00
	Electrical distribution wiring repairs	?
Heating	Remove and replace asbestos wrapping	10,000.00
Ventilation	Replace roof-mounted exhaust fans	10,000.00
Plumbing	Replacement of galvanized steel pipe throughout	?
	Evidence of back drafting of water heater	?
	Replace missing/faulty plumbing fixtures in restrooms	5000.00
	Repair leaking waste pipe in basement	2000.00
Roofing	Minor repairs to ensure weather tightness	4000.00
	Some gutter realignment may be needed	?
	Replace EPDM membrane on entrance roof	5000.00
Interior	Replace asbestos flooring throughout	20,000.00+
	Replace damaged ceiling tiles	1000.00
Exterior	Localized tuck pointing on north façade	5000.00
	Replace caulking in expansion joints	5000.00
	Replace/Repair asphalt parking and playground (around school building)	20,000.00+
	Grading Improvements	6000.00
Security	Upgrade security on entry doors	7,500.00

Existing St. Clare School (Wrightstown)

104,500.00+

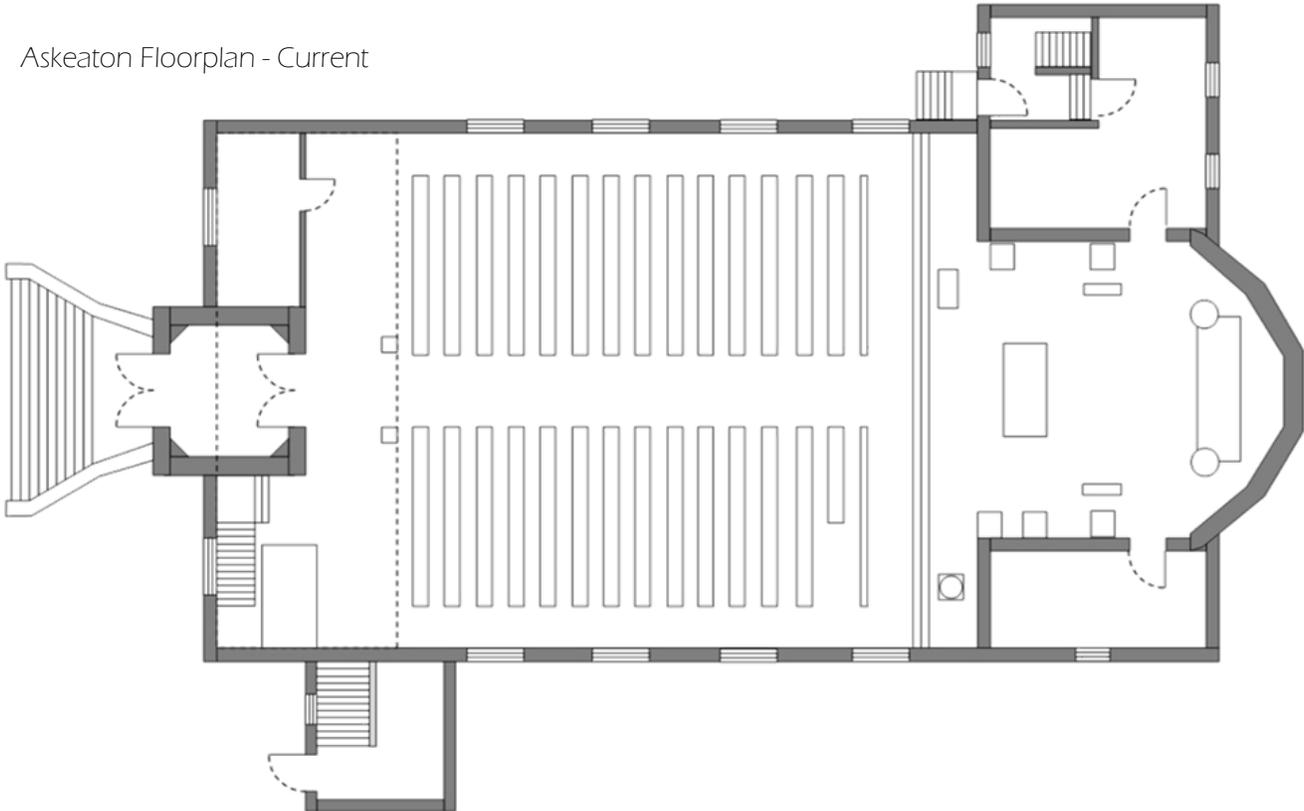
2. LITURGICAL & COSMETICS UPGRADES

a. Askeaton Church

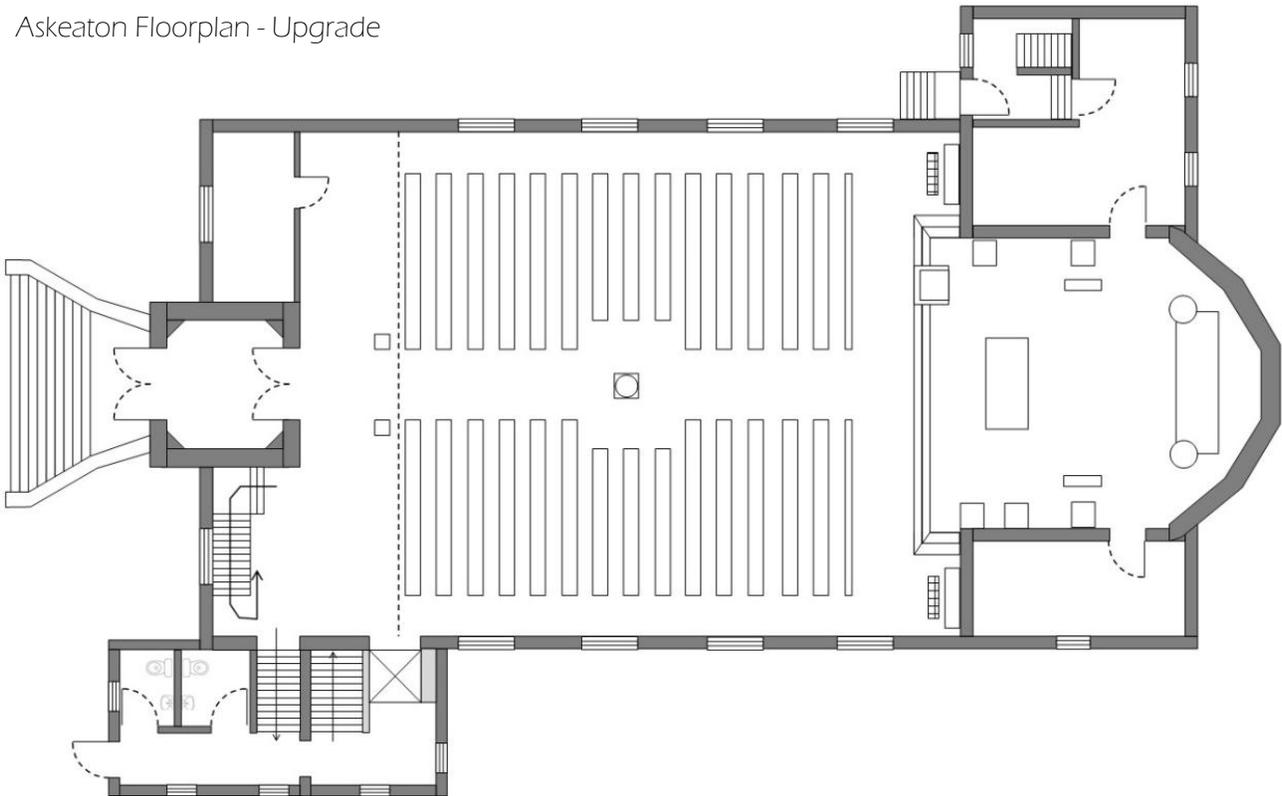
Modify interior lighting	
Add additional lighting (sanctuary, nave, ambo)	20,000.00
Modify ceiling fixtures to blend architecturally	2,000.00
Replace ceiling with drywall	15,000.00
Repaint interior throughout	10,000.00
Modify flooring	
Remove carpeting throughout	5,000.00
Refinish underlying floors, or lay new wood floors	15,000.00
Replace or modify altar so it doesn't double as a cabinet, Also so it blends architecturally	1,500.00
Replace or modify ambo so it blends architecturally	1,000.00
Replace sanctuary seating so it blends architecturally	3,000.00
Rebuild/Repair existing sacristy cabinetry	1,500.00
Position baptismal font in middle of nave	
Modify some pews to accommodate this	1,500.00
Keep font still movable for wedding, funeral processions	
Enlarge south addition	15,000.00
Install commercial vertical lift (w/access to church, ground, basement)	8,000.00
Add two uni-sex bathrooms on ground level	6,000.00
Add stairs to access church hall from inside	3,000.00
Replace organ	20,000.00
Move electronic piano to loft	
Replace pew section in church (w/section in the church hall)	-0-
Replace/Upgrade sound system	20,000.00
Add a cantor podium at front of church (by St. Joseph), w/mic jack	
Install image of Saint Clare in conjunction with statue of Saint Patrick	3,000.00
New exterior sign with St. Clare logo (w/in-ground spot lighting)	1,500.00

Askeaton Church	152,000.00
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Askeaton Floorplan - Current



Askeaton Floorplan - Upgrade



Askeaton Sanctuary - Current



Askeaton Sanctuary - Upgrade

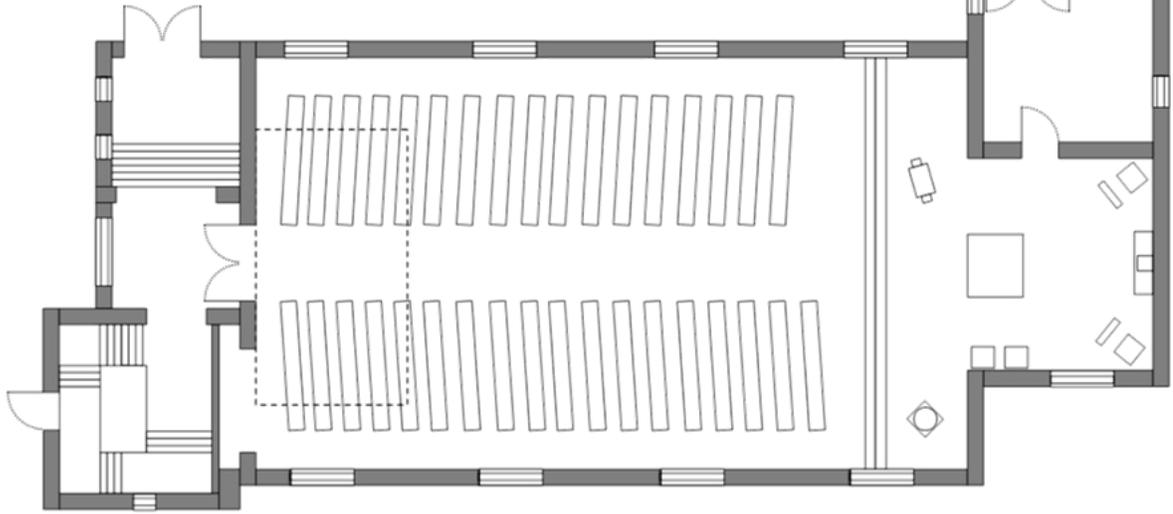


b. Greenleaf Church

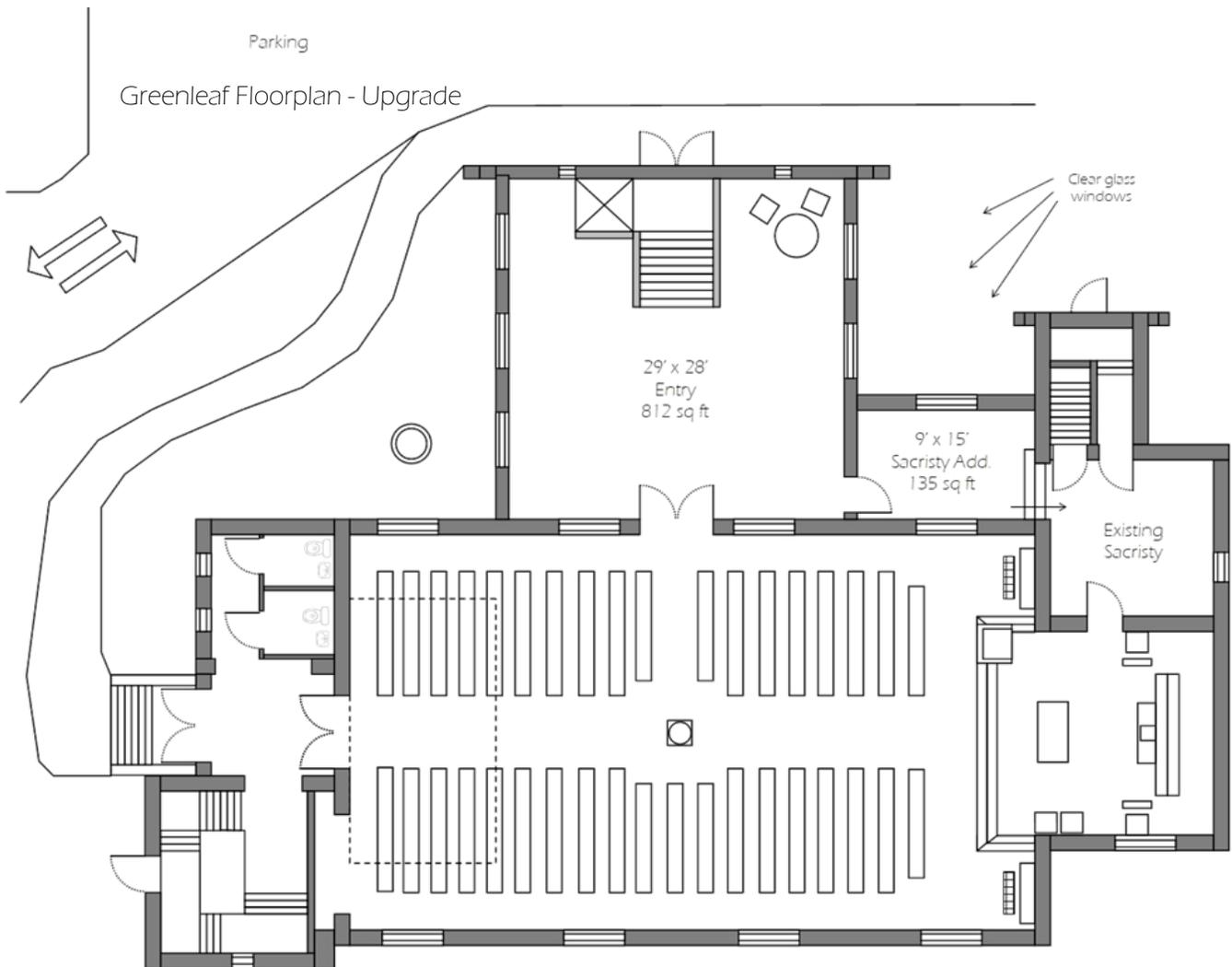
Rebuild/Soundproof confessional	1,500.00
Organ regular upkeep and repair	15,000.00
Repaint interior throughout	10,000.00
Relocate canvas painting of crucifixion to back sanctuary wall	5,000.00
Install image of Saint Clare in conjunction with statue of Saint Mary	3,000.00
New exterior sign with St. Clare logo (w/in-ground spot lighting)	1,500.00
Position baptismal font in middle of nave Modify some pews to accommodate this Keep font still movable for wedding, funeral processions	1,500.00
Modify flooring Remove carpeting throughout Refinish underlying floors, or lay new wood floors	5,000.00 15,000.00
Replace or modify altar so it blends architecturally	1,500.00
Replace or modify ambo so it blends architecturally	1,000.00
Replace sanctuary seating so it blends architecturally	3,000.00
Demo and rebuild the sacristy	100,000.00
Demo and rebuild front entrance w/interior stairs and commercial lift Include two uni-sex restrooms Storage room	250,000.00
Add a bride's room in the church hall	10,000.00
Refinish and straighten pews	15,000.00
Add cantor podium at front of church (w/mic jack)	1,000.00

Greenleaf Church	439,000.00
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Greenleaf Floorplan - Current



Greenleaf Floorplan - Upgrade





Greenleaf Church – East Elevation
w/New Entry, Main Level Restrooms, Expanded Sacristy, and North Entrance



Greenleaf Church – East Elevation
w/New Entry, Main Level Restrooms, Expanded Sacristy, and North Entrance

Greenleaf Sanctuary - Current



Greenleaf Sanctuary - Upgrade



c. Wrightstown Church

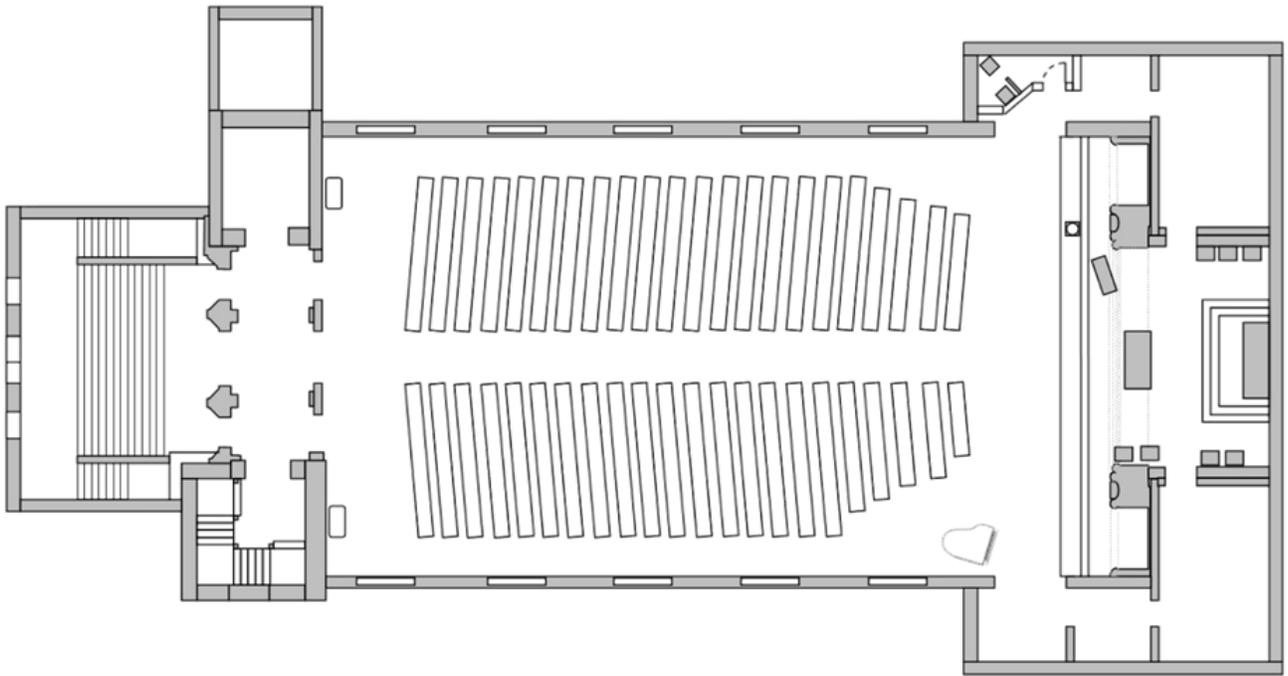
Replace or modify altar so it blends architecturally	1,500.00
Replace or modify ambo so it blends architecturally	1,000.00
Replace sanctuary seating so it blends architecturally	3,000.00
Organ regular upkeep and repair	30,000.00
Repaint interior throughout	20,000.00
Install image of Saint Clare in conjunction with statue of Saint Paul	3,000.00
New exterior sign with St. Clare logo (w/in-ground spot lighting)	1,500.00
Position baptismal font in middle of nave Modify some pews to accommodate this Font, because it is marble, would not be movable	1,500.00
Have baptismal font “carved out” into a single basin (instead of two basins)	3,000.00
Add a bride’s room in the church hall	10,000.00
Add cantor podium at front of church (w/mic jack)	1,000.00
Add a meeting/money counting room in the church hall	1,500.00
Replace yellow glass in front entrance	5,000.00
Add interior lighting to highlight	10,000.00
Rebuild/Repair existing sacristy cabinetry	1,500.00
Move pews forward, straighten, install front row kneelers	7,500.00
Create space in the back of church for funeral visitations	-0-
Add air conditioning	70,000.00

Wrightstown Church	171,000.00
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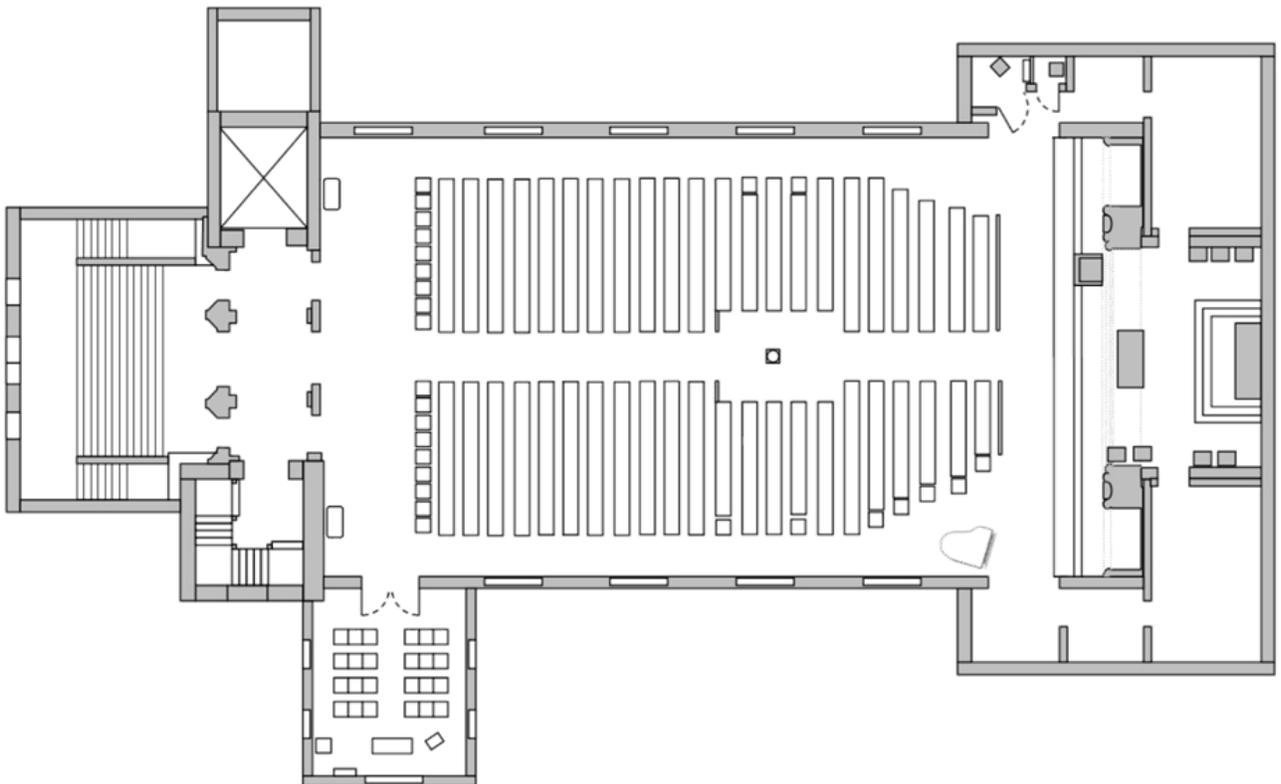
Add a side chapel (for daily Mass, visitations, small groups, devotional space)	200,000.00
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Wrightstown Church²	371,000.00
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Wrightstown Floorplan - Current



Wrightstown Floorplan - Upgrade



Wrightstown Sanctuary - Current



Wrightstown Sanctuary - Upgrade



3. TOTAL APPROXIMATE COSTS FOR UPGRADES TO EXISTING BUILDINGS

	Structure & Utilities	Liturgical & Cosmetic
Askeaton church	101,000	152,000
Greenleaf church	128,000	439,000
Wrightstown church	124,000	371,000
Subtotals	353,000	962,000
Existing Parish Center	131,000	---
Existing St. Clare School	104,500	?
Subtotals	235,500	
Overall Totals	588,500	962,000

TOTAL UPGRADES: \$1,550,500 *

***The upgrades to the existing parish center in Greenleaf would most likely not be done, opting instead to raze the building. The \$131K cost is not included in the \$1.55M total.**

The \$1.55M total does not include any programming upgrades (e.g., add'l classrooms, phy ed, etc.) to the existing school.

II. NEW CHURCH

i. The re-survey is in response to a large percentage of parishioners (70%) who, in the 2014 Matousek Study, favored either upgrades to existing churches or a general move of all parishioners to the current Wrightstown church.

ii. The section here, entitled “New Church,” is meant to present very briefly and in a visioning manner the notion of building a new church building, which found support among 30% of parishioners in the 2014 Matousek Study. While it was not the top choice in that study, it behooves us to at least present some notions of what a new church could look like.

iii. When we don’t know about something, we tend to insert into our imagination the worse possible scenario. With the images presented here, we hope to insert into parishioners’ imaginations a more concrete *idea* of what “building a new church” might lead to. As we have presented here ideas and images of upgrades to existing churches, so we do the same now with the notion of a new church.

a. Holy Family Parish, Pass Christian, Mississippi

After Hurricane Katrina damages churches along the beach, two parishes were merged to create Holy Family Parish. The church provides seating for 400 people, along with a new sacristy and multi-purpose room. The traditional interior consists of a cruciform plan with detailed woodwork, large wood beams, and Tuscan columns. Elements such as the stained glass, statues, and reredos were reclaimed and restored from older churches across the country. The church is sited around the existing buildings to create a large courtyard with a new fountain in the center. Covered walks provide weather protection for parishioners accessing the new building from the existing church, parking lots, and the nearby school.

12,500 sq ft @ \$3,511,060. March 2014

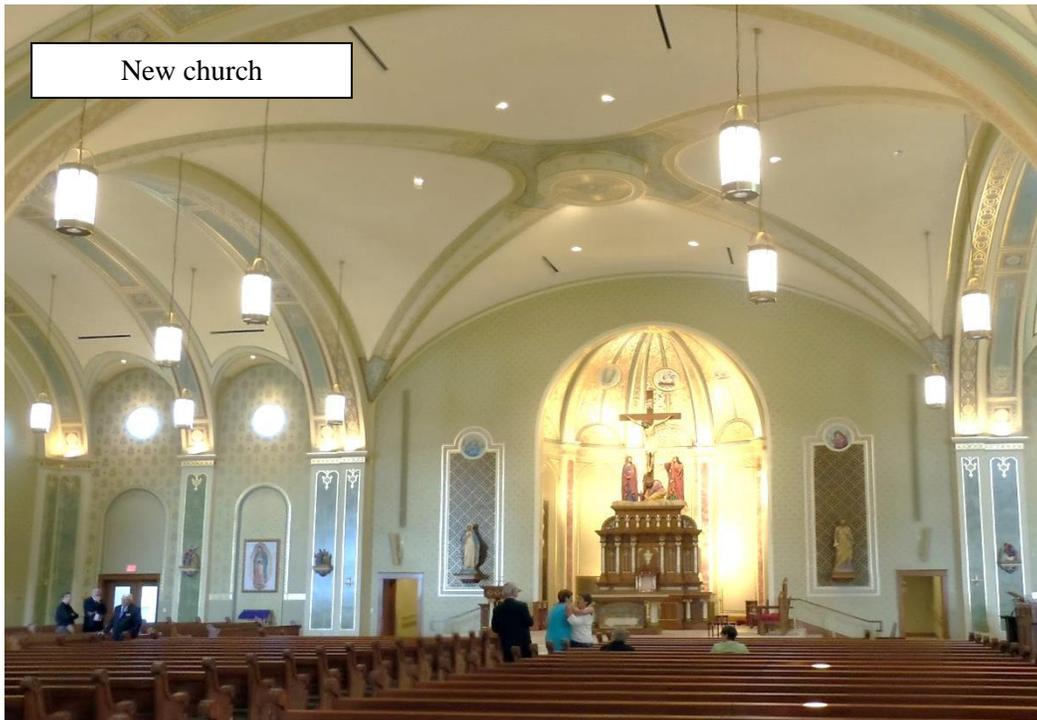
(See our parish website for more images: stclareagw.org)



b. St. Cecilia Parish, Wisconsin Dells

The growth of the area and the parish population, as well as the age and condition of the former church building prompted the construction of a new church for St. Cecilia Parish. It was completed in 2016, at a cost of \$11,500,000.

(See our parish website for more images: stclareagw.org)



c. St. Mary Magdalene Parish, Flint, Texas

The existing Church complex consists of 24,500 square feet and includes a Sanctuary, Classrooms, Offices, Kitchen, and Meeting Halls. It is designed in the traditional Romanesque style and is sited along a stream that bisects the site.

The new Sanctuary will be designed in the same Romanesque style to compliment the other buildings on the site. The placement of the Sanctuary will complete the fourth side of a 3-sided courtyard formed by the existing structures. Seating in the new 20,000 square foot Sanctuary will accommodate approximately 850 parishioners. Other elements included in the Sanctuary include a Columbarium, Vestment and Sacristy areas, Baptismal Font, and a formal Narthex.

The Family Life Center is designed to provide a space for physical and instructional activities. It will be located adjacent to the existing Classroom Wing near a proposed new parking lot. The 14,000 square foot building will contain a Sport Court, Offices, Meeting Rooms, and Equipment Storage spaces. It will be designed with the option of adding a second floor as the need for additional space arises. The style of this structure will be similar to the existing Classroom Wing.

(See our parish website for more images: stclareagw.org)



d. St. Mary Parish, Joplin, Missouri

The former church building was destroyed in the storms that hit Joplin several years ago. The new church is 13,000 square feet and can seat 750 people. The 45 foot tall sanctuary features exposed, glue-laminated timbers that support the roof. Stained glass windows with intricate designs can be seen throughout the space. HVAC ductwork was buried in the ground to eliminate the need for ductwork in the worship space. The new school is 48,000 square and houses preschool through fifth grade.

The entire complex was completed at a cost of \$12,000,000.

(See our parish website for more images: stclareagw.org)



III. OTHER FACILITIES

a. Existing Parish Center (Greenleaf)

At a minimal cost of \$131,000 for necessary improvements, this building would most probably be razed. The possible uses of the building for parish use are minimal, if there even are any uses. We could perhaps rent it out, but the cost to do necessary improvements may not outweigh any revenue gained from rental.

b. Existing Rectory (Greenleaf)

The building is well-maintained, and is situated near the geographic center of the parish territory. We plan on continuing to use and maintain the house as is.

c. Large School (Askeaton)

This building will most probably be razed, due primarily to its far-deteriorated condition. Area fire departments have expressed interest in using the structure for training, prior to its razing.

d. Small School (Askeaton)

This building is in generally okay condition, and is used to store cemetery equipment as well as parish picnic supplies. It also has historic value as one of the early one-room school houses in the area. There are no plans to raze the structure.

e. Rectory/House (Askeaton)

This building is well-maintained. It is currently a rental property, providing some revenue to the parish. Should it cease to be a rental, it—along with the Askeaton campus—may be considered for use as a parish-sponsored retreat center, which could provide further revenue to the parish as well as a spiritual service to the wider diocesan community of parishes.

f. St. Clare School (Wrightstown)

This building will be discussed in Topic #4.

IV. A NOTE ON “BUILDING NEW”

Should parishioners decide—conclusively with a 66% supermajority of surveys—that building a new church is the preferred path for the parish, further discussion would be needed regarding the future of our current church buildings. However, it can be stated that building a new church would definitely include bringing as much of our current buildings (architecture, art, furnishings, etc.) into a new church. The churches wouldn't stand empty, but would be heavily taken from to aid in the building of a new church—there may not be much left of the current churches, except for the basic structure.

Hopefully, this little note will give parishioners enough of an idea of what might happen with the current churches should they decide—by a supermajority—to build new.

Approximate Costs and Scenarios

	Structure & Utilities	Liturgical & Cosmetic
Askeaton church	101,000	152,000
Greenleaf church	128,000	439,000
Wrightstown church	124,000	371,000
Subtotals	353,000	962,000
Existing Parish Center	131,000	---
Existing St. Clare School	104,500	?
Subtotals	235,500	
Overall Totals	588,500	962,000
New Parish Center		3,500,000
New St. Clare School		(?) 3,000,000
New Church		(?) 3,000,000

Scenario 1: "Upgrade & Build Parish Center"

Structure & Utilities Upgrades (Churches)	353,000
+ Liturgical & Cosmetic Upgrades (Churches)	962,000
+ New Parish Center	3,500,000
+ School Structure & Utilities Upgrades	104,500
TOTAL	\$4,919,500

Scenario 2: "Upgrade & Build Center w/School"

Structure & Utilities Upgrades (Churches)	353,000
+ Liturgical & Cosmetic Upgrades (Churches)	962,000
+ New Parish Center	3,500,000
+ New School	3,000,000
TOTAL	\$7,815,000

Scenario 3: "Build All New"

New Parish Center	3,500,000
New School	3,000,000 (?)
New Church	3,000,000 (?)
TOTAL	\$9,500,000
or w/o new school, but	- 3,000,000
w/School Structure & Utilities upgr.	+ 104,500
	\$6,604,500

Each scenario has additional costs related to: the razing of the existing parish center in Greenleaf, the razing of the large school in Askeaton. Additionally, should the parish decide to build a new school for St. Clare (see Topic #4), there would be revenue from the sale of the school and its land.

OUR FATHER... HAIL MARY... GLORY BE... ST. CLARE...PRAY FOR US.