

1. Prayer

- a. We stand before You, Holy Spirit, as we gather together in Your name.
With You alone to guide us, make Yourself at home in our hearts;
Teach us the way we must go and how we are to pursue it.
We are weak and sinful; do not let us promote disorder.
Do not let ignorance lead us down the wrong path nor partiality influence our actions.
Let us find in You our unity so that we may journey together
to eternal life and not stray from the way of truth and what is right.
All this we ask of You, who are at work in every place and time,
in the communion of the Father and the Son, forever and ever. Amen.

2. There is a tendency when communities discuss very difficult decisions to fall into some traps. The first is dividing into camps and mustering support for our side. When we divide into camps, we set up straw arguments that can easily be shot down, thus proving the rightness of our position. This has a way of deepening the divide rather than helping the community come to the best possible decision. What is needed is for everyone to listen, ask questions, discern what are the values we hold, respect the dignity of each person, and pray for the Holy Spirit's guidance in coming to a decision.
3. There is also a tendency in difficult discussions to divide the conversation into the facts and feels. Facts being what is important and feelings being that which can be dismissed. This is one of the most common communication dysfunctions in families and communities. Feelings are facts, they are real. Feelings are usually trying to give expression to values that may not yet be articulated. Feelings frequently get to the heart of the matter when the facts cannot. People will express feelings, it is important that we own our feelings and try to explore the deep value that they are trying to express. On the other hand, feelings can sometimes be big. Big emotions, when blasted out, are a way of trying to get my way by making everyone else retreat. We have to be responsible with our emotions.
4. Another communication dysfunction is openly or subtly attacking another person. This effectively changes the focus of the conversation from the issue at hand, to blaming the other person. Effective problem solving comes to an end and everyone's feelings are hurt. The community is more divided than ever and nothing is going to get resolved.
5. These are just a few of the pitfalls. Let's use our best communication skills by listening, understanding, discerning, articulating values, facts and opinions.
6. The importance of Church Buildings
 - a. For almost 60 years the Catholic Church has been in the process of trying to rearticulate the faith for the modern/post-modern world. This is the fundamental struggle of our time. The biggest concern of people is that the faith is not being effectively handed on to the next generation. There are four reasons that younger people give for leaving their Catholic roots:
 - i. they never experience God in their worship,
 - ii. their tribal connections are stronger outside church than in it,
 - iii. the issues being discussed at church don't matter to them and the issues that matter aren't being discussed, and
 - iv. they didn't see anything compelling enough in their parents' lives to make them follow a similar path.
 - b. Our discussion this evening touches on many of these points,
 - i. Worship
 - ii. Identity

- iii. Evangelization
 - iv. The future
 - c. The church is always first a **people** called by Christ to live the gospel.
 - i. Old Timers
 - ii. Newcomers
 - iii. Youth – important voice seldom heard
 - iv. Children
 - d. Mission is always the first priority
 - i. Worship
 - ii. Outreach
 - iii. Evangelization & Education
 - e. Need a place to be: Building
 - i. It is **not** “just a building”
 - 1. Building is the symbol of the body/community
 - 2. The building is sacred because the people are sacred
 - ii. Care for the building
 - 1. Every generation must sacrifice in love
 - 2. Care for the building is symbolic: care for the community
 - iii. Is the building adequate for the community’s mission?
 - 1. Is it adequate for the mission in the future?
 - iv. This community has identified that the current state of our buildings is not adequate.
 - 1. How and to what degree is debatable
 - 2. We do have some new information that will help to bring some degree of clarity to the issue.
- 7. At the end of this presentation we will look at two options:
 - a. Remaining at the present location with many projects that need to be addressed, or
 - b. Building on a new sight that has an existing building that would need to be remodeled and new construction of a church would be necessary
- 8. Both options have some important favorable elements and both have some negative elements.
 - a. Remaining at the present location:
 - i. Acknowledges the 90 years of being at this location
 - 1. Strong identification with current church
 - 2. Baptisms to Funerals
 - 3. Sacrifice of prior generations
 - ii. Preserves the current church that most everyone likes
 - iii. Maintains our presence of College Hill
 - 1. Degenerating neighborhood
 - 2. What regeneration will occur?
 - iv. Begins a step by step process of addressing most of the improvements that people would like
 - v. There will be some issues that are very expensive to address
 - b. Building on a new sight:
 - i. Would address all of the improvements people want
 - ii. Would be a new facility
 - iii. Would be a good location

- iv. Leaving 90 years on this sight
 - v. Would most likely lead to the destruction of current buildings
 - vi. Raising significant dollars during economic uncertainty
 - vii. Time pressure on purchase
 - viii. Need to rent current property for a while or buy property before selling current site
 - ix. Uncertainty of timeline because of material delays
 - x. Uncertainty of timeline because of contractor delays
9. People have strong feelings and opinions both ways
- a. Potential for dividing the community
 - b. Importance of information and dialogue: **civility**
 - c. Not just a matter of most votes wins
 - i. Need the vast majority of the community to accomplish either one of the options.
 - ii. 60 – 40 split with 40% unwilling to contribute: Nothing is going to get done.
 - iii. Not everyone will get what they want
10. Let's quickly review the history of this journey for our parish.
- a. In 2013, as a result of the “Know, Love and Serve” self-evaluation process that all parishes took part in, building and grounds were identified as an important priority for Sacred Heart Parish.
 - b. An Exploratory Committee was formed and submitted a report in 2015
 - i. A long list of Deficiencies were Identified
 - ii. Four options were examined to address these deficiencies:
 - 1. Renovation
 - 2. Tear down and rebuild
 - 3. Build at a new location
 - 4. Do Nothing
 - iii. The committee recommended option three, building at a new location.
 - c. In February of 2016 a presentation was made to the parish.
 - d. In 2017, because of the change in pastors, we re-presented the committee's results.
 - e. In 2018 some statistical analysis was added to the mix and because of the lack of available property we began looking hard at what could be done on the current property.
 - i. An effort was made to purchase adjoining property
 - 1. This was rejected
 - ii. Cost has been a constant roadblock
 - iii. But the needs don't go away.
 - f. This was followed by a survey of the parishioners
 - i. The survey results indicated:
 - 1. People are still interested in trying to solve the building and grounds problems
 - 2. We need more information about the current state of the existing buildings
 - 3. We need to be fiscally responsible
 - g. The parish entered into dialogue with two property owners about the possibility of purchasing land and building.
 - h. In 2019 Castellaw Kom Architects began a Facility Study & Needs Assessment, this included evaluating building on the two potential properties. This firm was chosen specifically for their ability to analyze the existing buildings, giving us a report on their status and the firm's ability to analyze the costs of building on vacant property.
 - i. In 2020 (after the pandemic had started) Building Committee received the report.

- ii. The cost of purchasing and building on the new properties was too expensive, from \$29 to \$34 million, mainly due to the cost of preliminary site development.
- iii. The cost of remodeling the current site according to their proposed plan is about \$10 million.
 - 1. This included expanding the current church
 - 2. And fixing everything
 - 3. Also too expensive
- iv. The surprise in the report was that the current buildings are in better shape than we thought, except for the office building.
 - 1. The report is online at <https://sacredheartpullman.org/new-church-plans> .
 - 2. It is not necessary to tear down and start over.
- v. In the meantime
 - 1. Some low cost fixes were made to the Office Building
 - 2. Mold abatement – Office and preschool
 - 3. Roof structure repair
 - 4. Porch support repair
 - 5. Painting
 - 6. Still need some roof work done
 - 7. Church steeple re-shingled
 - 8. Retaining wall has been fixed
 - 9. Some repair to the parking lot
 - 10. Lightbulb replacement
 - 11. The two most dangerous rooms have been converted to storerooms

i. Conversation stopped for the pandemic

11. 2022 – New property became available

- a. Infrastructure already in place
- b. Existing building could be remodeled to meet some needs
- c. New Church building added
- d. Property: \$3 million
- e. Potential sale of current property \$4.5
- f. Pastoral and Finance Council said to look into it

12. Design West

- a. What could be done at the potential new property?
- b. What would the cost of individual projects be at the current church?

13. New Property Cost:

a. Existing Remodel	2,573,750
b. New Church	1,860,250
c. Site Improvement	705,468
d. Soft Costs	2,055,787 (this includes taxes, permits, architect, overages)
e. Cost of new Property	<u>3,000,000</u>
f. Total	10,195,255
g. Sale of current Property	<u>4,500,000</u>
h.	5,695,255

i. Logistical Problems

- 1. Need to sell current property (or raise cash to purchase)

2. Need to rent current property while developing new
3. Unpredictability of contractors and subs
4. Cash is tight right now for developers
5. Need to raise money in a short time
6. Inflation
7. Unknown effects of the pandemic

14. Renovation of Current Location

a. Two sections: "Have to" & "Would like to"

- i. "Have to": Church & Office – The first column is unit cost; materials, contractor, etc. The second column adds 40% for soft costs; builds in overage, taxes, permits, architect, etc. If we do everything at once, we need to add in the soft costs. If we do it in stages, we may be able to avoid some of them. The two columns give a range of costs.

1. Exterior of church maintenance Includes re-grouting brick.	200,000	280,000
2. Roofing, gutters & Down spouts	225,000	315,000
3. Plumbing Replace ancient cardboard & tar sewage line.	114,000	159,000
4. HVAC replace	168,000	235,000
5. Electric (Church only)	440,000	616,000
6. Disability upgrades Elevator, new stairs (not as steep), ramp to access church through current Reconciliation room.	550,000	770,000
7. Fire exit upgrades Make classrooms safe by adding fire doors to stairways, teacher doors to classrooms, and linking the classrooms by adding doors between them for secondary exits. Outside exits through foundation are too expensive.	150,000	210,000
8. Exterior stairs and sidewalks Many people trip on the current stairs.	75,000	105,000
9. Windows refurbish The leaded glass needs maintenance.	71,500	99,400
10. Replace Pews	<u>57,600</u>	<u>86,400</u>
11. Subtotal	2,051,100	2,905,840
12. Office Roofing gutters & downspouts	75,000	105,000
13. Office Electrical	<u>122,500</u>	<u>171,500</u>
14. Subtotal	197,500	276,500
Either spend this money or tear down and convert to parking (below).		
15. Total	2,248,600	3,182,340

- ii. "Would Like to": Above including (& subtracting Office repairs)

(Costs for 1, 2, & 3 are included in the total, but too difficult to put an exact figure)

1. Bathroom upgrade
Reorganize and re-plumb. Men's bathroom is too big, women's is too small.

2. HVAC upgrade
Changing the whole system so that fresh air comes in from the outside. The current system only recirculates air, that is why it couldn't be used during COVID.
3. Furnace room repair
4. Connect Annex and Nave 400,000 560,000
The church cannot be easily enlarged, but the structures between the front right pews and the Annex could be removed and supported up high. That would give a line of sight from the Annex into the church.
5. Fire sprinkler system 168,000 235,000
If we did the whole project at once we would most like have to install sprinklers. If we do it in stages, we do not. We don't have people sleeping in the church so they may not be necessary.
6. New office building 1,200,000 1,680,000
Take the current carport out, build an addition there, connected to the Annex and social hall, two stories high. Move the elevator to that building.
7. Convert Office to parking 120,000 168,000
- 8. Total 4,111,000 5,756,240**
The \$5.7 million figure includes adjusting for inflation into next year.

iii. Soft Costs

- | | |
|---------------------------------------|-------------|
| 1. Contingency | 8.5% |
| 2. Furnishings, Fixtures | 1.0% |
| 3. Architect, Survey, Inspection etc. | 12.0% |
| 4. Escalation | 9.0% |
| 5. Building Permit | 1.6% |
| 6. Sales Tax | <u>7.9%</u> |
| a. Total | 40% |

15. Two realistic choices:

- a. New Location
- b. Address needs of the current location
- c. Both have merit, both have difficulties.

Some of the questions asked after the presentation:

16. Do the figures for remodeling the church include enlarging the social hall?

No, they do not. The "new office building" would expand the kitchen, but not the hall.

17. How big would the church and social hall be at the new site?

- a. The church would seat about the same number of people as the current church and annex, but all in the same space. In addition, there would be overflow into the social hall with a clear line of sight. The church space includes a sacristy music area, sanctuary, confessional, etc.
- b. The social hall would be 50 percent bigger than our current hall.
- c. The "existing remodel" of the new property includes classrooms, offices, social hall, kitchen, meeting rooms, storage rooms, work rooms, and elevator.

18. Why are there no drawings of the new site?

- a. People might recognize the site if we put up drawings. That is still confidential.

19. Is the new property on a bus route and accessible?

- a. Yes, it is on the bus route.
 - b. It is all on one level except for some offices and the youth group room. An elevator would be needed to access that area.
20. What happens to the old office building if we build the new office building in the “like to haves” at the current site?
- a. It would be torn down and converted to parking.
21. How much parking is available at the new property, and is it near the church?
- a. Our current lot holds 90 vehicles if it’s done right. The new site would have 150 spaces to start. Up to 100 more could be added.
 - b. It would be normal parking spaces (not bumper to bumper), right next to the church, with very close accessible spaces.
22. What about buying property near the church, tearing down the current building and making parking?
- a. A house across the street sold for about \$540,000 recently. Adding the cost of tear down and paving would bring the price close to \$900,000.
23. Where would we hold services if we renovate the church?
- a. Most of the renovation would not disturb the sanctuary, except possibly replacing the electrical system. Depending on the time of year, we could meet outside or in the social hall.
24. Can the Diocese loan us money?
- a. Not anymore. There used to be a fund for that, but it was taken during the bankruptcy. The diocese returned the money to the parishes, which now have to get bank loans.
 - b. The diocese requires parishes to have 70% of the money for a large building project in hand, and 30% pledged before building can begin.
25. How many families contribute to the parish. (In order to know the per household cost of a project)
- a. Our office manage would have to look that up.
 - b. The general rule is that one third give regularly, one third give occasionally, and one third give very little.
26. How will we raise the money?
- a. We need a plan first. There will be a survey to solicit opinions.
 - b. We will try to raise 60% of the total before starting a building campaign.
 - c. We have about \$600,000 in our building fund.
27. We really need new pews. Could we have chairs instead?
- a. The architect said that you lose a lot of seating if you use chairs instead of pews.
28. We need to work together, and pray to the Holy Spirit for guidance.