



Building our Church, Sharing our Faith, Growing our Community
QUESTIONS AND ANSWERS

QUESTION: Why don't we remodel the existing church instead of building a new one?

RESPONSE: Insufficient seating capacity for Mass and Holy Day Celebrations as well as poor design of the structure prohibits adequate expansion or updating. There is a relatively small cost difference of \$2-4 million for remodeling as compared to rebuilding.

QUESTION: Why are we no longer implementing the construction and campaign in phases?

RESPONSE: Due to the updates and changes in the Church the concept of two major phases did not appear to be as advantageous. The current plan incorporates all the offices and meeting rooms, as well as the adoration chapel, in the basement of the church instead of in separate structures. The only separate structure that could be phased is the rectory.

QUESTION: When will construction start?

RESPONSE: The diocesan policy requires that 100% of the project cost needs be secured in pledges and 50% of the pledges collected.

QUESTION: What happened to the payments from the 2019 campaign?

RESPONSE: The pledge payments from 2019 campaign in addition to multiple estate gifts is \$3 million as of June 30, 2022. These funds have been placed in the building fund and can only be used for the *Building our Church, Sharing our Faith, Growing our Community* project.

QUESTION: Where will Wedding and Funeral Masses be held?

RESPONSE: Father Randy will be working with local Pastors to make arrangements for these sacraments in the surrounding parishes.

QUESTIONS AND ANSWERS FROM FEBRUARY 2022 SURVEY

QUESTION: Has consideration been given to building the church on the gravel lot next to Adams St. where the original church stood, or on the existing site with a north-south orientation?

RESPONSE: Both of these ideas were considered, and the Architect provided the Building Committee multiple options. The Committee felt the Adams St. site is not large enough, since we do not own the house on the corner of Adams and Ohio Sts. Also, it separates the church too much from the school, and results in parking located too far away and/or downhill. The north-south orientation on the existing site leaves unresolved the issue of noise interruptions from the highway. While many churches are not east-west, an east-west orientation is preferred for the theological sign that is manifest; in addition, it provides better natural light opportunities and more favorable thermo-dynamic effects.

QUESTION: What is the plan for contingencies, rising costs of materials, etc.? Why are the builders, planners, etc. from St. Louis and beyond? Why haven't we asked parishioners in construction if

they can help with construction and design for reduced rates or ask that they make their personal labor their donation to the project?

RESPONSE: There will be a detailed Value Engineering process during design development and construction documents phases to identify all potential cost savings. The design and construction of a Catholic church involves particular knowledge and expertise with specialized liturgical considerations. Even though we have excellent local general contractors, the Architect and Construction Manager selected for our project both have this extensive knowledge and expertise in large Catholic church design and construction.

All construction will be bid to local contractors and suppliers—all labor will come from the local area. Some parishioners in the construction business have already offered to donate certain elements of the work and others will be approached to be a part of the construction to the extent possible. At the same time, we do not want to take undue advantage of parishioners who depend on their business for their livelihood. In-kind donations are welcomed and appreciated, but they should be prayerfully discerned with a sense of sacrificial generosity in the same way as cash donations from all parishioners.

QUESTION: Do the building price estimates include interest on any borrowed money for a total project cost?

RESPONSE: This cost was not included in the estimates. We will be developing a cash flow plan for the project as we get closer to construction.

SUGGESTIONS AND ANSWERS FROM FEBRUARY 2022 SURVEY

SUGGESTION: We need a nursery or play space for infants and toddlers to allow for childcare during ministry activities such as bible studies, adult formation, Mom's morning out, etc.

RESPONSE: Current plans are to use the new fellowship room in a similar fashion to the existing fellowship room for childcare and playroom. However, we already have other facilities dedicated to pre-K instruction, care, and play in our school which could be used in conjunction with other parish activities if we develop the need, desire, and will to manage such a multi-use environment. In addition, we have incorporated a large unfinished basement area under the Narthex of the Church that could accommodate childcare space in conjunction with the meeting rooms.

SUGGESTION: Provide convenient, designated visitor parking spaces with good welcoming and directional signage to make our church more visitor friendly.

RESPONSE: These details will be considered in the final design development of the project.

SUGGESTION: Provide adequate kitchen space for the Fellowship Room separate from the cafeteria kitchen.

RESPONSE: We have incorporated a large unfinished basement area under the Narthex of the church and will provide utility stubs or conduits for future development of a full kitchen and fellowship space. In the meantime, shared use of the Parish Center/School Cafeteria facilities will be managed with catering and/or the Knights of Columbus Hall used as potential back-ups.

SUGGESTION: Put the project on hold until construction inflation, material availability, and labor shortages are resolved.

RESPONSE: Through much prayer and careful consideration we have determined now is the time to resume our fundraising efforts. Successful campaigns are implemented step by step in accordance with sound fundraising principles. Therefore, we are likely 1-2 years away from start of any major construction. In the meantime pricing has come back down some and delivery schedules will likely be normalized but delay will result in even higher costs as inflation is never static.

SUGGESTION: Close Jefferson Street between church and school.

RESPONSE: The City has given approval to abandon the street right-of-way when we start construction if we grant the City an easement for utilities currently in the street. The street will be closed and blocked off at a point east of the school parking lot entrance, allowing us to use the existing street entrance off the highway to access the school parking lot as it currently exists.

SUGGESTION: Build a simpler church that is not Gothic/Grand looking to reduce the cost.

RESPONSE: The desire we have heard most often from parishioners has been to build a church in a more traditional style. The Mass is the “source and summit of our Catholic Faith.” The beauty of a traditional high altar, religious art, stained glass windows, and statuary will be incorporated throughout the church utilizing refurbished items secured by Bishop Rice. We have scaled back from the complete Gothic style and have attempted to reach a traditional style that incorporates modern amenities. There are many details of finishes and materials yet to be determined in the next stage of design development. Due to the fact we do not have to pay for the acquisition of the items secured by Bishop Rice (valued over \$2 million), the cost of artistic finishes and elements are estimated to cost less than 5% of the total project cost. We will continue to strive to balance the desire and need for traditional architectural beauty with the desire and need to contain costs.