

CASE STATEMENT

9.11.19

HISTORY

The original Immaculate Conception Church was constructed and dedicated in 1858, with an expansion in 1881. It served the parish for over 100 years, then was demolished when the existing Church and Rectory were constructed in 1961-1962. In 1992, the church offices were constructed in the basement of the church facility. In 1993-1994, bathrooms and a Fellowship Room were added to the basement area of the Church. In 1994-1995, as the parish continued to grow, a Planning Committee for the Parish determined relocation of the Parish was not desired, and the Parish began acquiring contiguous property as it became available to allow for expansion of the school and church facilities in the next 20 years.

Initially a priority was placed on the worship space, but due to a tornado demolishing the school facilities in 2003, a new school was constructed and dedicated in 2004. The long-term plan, however, continued to include a priority to expand the existing worship space, either through new construction or through renovations/additions to the existing building. Planning for such a building effort was put on hold until the debt for the school was paid off.

WHY THE NEED

Over 20 years have now passed since the 1995 plan was conceived and the parish has continued to grow throughout that period. In January 2015, following pay-off of the debt, a Needs Assessment Committee comprised of 12 parishioners was convened to review the current status of the need originally identified 20 years prior. Information gathered at that time showed a growth in membership of 26.7%, from 2,542 members to 3,221 members. If this growth rate continues for the next 20 years, membership will be over 4,000. The present church building has served the parish for almost 60 years, but has insufficient seating capacity for major liturgical celebrations, and has often been overloaded with chairs in the aisles at regular Sunday Masses. Although not a problem at the 7:00 a.m. Mass or typically during the summer months, the aisles are lined with chairs at many Saturday evening and later Sunday Masses during different seasons of the year.

OTHER CRITICAL REASONS FOR A NEW CHURCH

The Needs Assessment Committee looked beyond just the seating capacity issue to see how the building serves the parish functionally, particularly regarding the proper celebration of the Sacraments and all forms of liturgy. The current church was built just before Vatican II, which subsequently became a catalyst for major changes in the forms of worship in the various liturgical rites of the Church. Modifications were made at various times over the last 60 years, but the church building itself has been left with several deficiencies that have become more and more a hindrance to the full and active participation of **all** the faithful as envisioned in the Vatican II Documents.

Several significant deficiencies were identified by the Needs Assessment Committee, most notably the following:

1) **Lack of a gathering space (Narthex)**—This is a particularly serious problem in that there is no place currently to warmly welcome people, to stage extra-liturgical activities, to provide for information and catechetical materials distribution, to accommodate fellowship conversation after Masses, etc.;

2) **ADA Access**—Accessibility for those with disabilities is woefully inadequate. There is only one parking space that comes close to meeting ADA requirements; there is no accessible route between the basement activity and office areas and the main church; entrances and restrooms do not meet standards; and the sanctuary is inaccessible;

3) **Sacristy**—The Sacristy is too small and related storage areas for sacred vessels, vestments, decorations, etc. are inadequate; There is no vesting area at the entrance to church where Sunday Mass and other liturgical celebrations begin.

4) **Baptismal Font**—Location and size of the baptismal font is inadequate for the presentation and experience of the full mystery of the sacrament by the faithful; alternative actions of the rites are not available.

5) **Single Confessional**—Having only one Reconciliation room limits the celebration of the sacrament in the most confidential setting when multiple priests are available for larger community liturgies. The one that exists is not fully ADA accessible and is too small;

6) **Music space**—Appropriate space for Music Ministry is significantly deficient due to location, size, sound projection, etc. Efforts to overcome these deficiencies have resulted in the encroachment of this critical ministry into the sanctuary space, thereby limiting the sacred space needed for other actions of the liturgy and intruding on the sacred space of the Blessed Sacrament in the tabernacle;

7) **Restrooms**—The locations of the restrooms result in serious distractions to the sacred celebration of liturgies due to noise and circulation near the sanctuary area and in the Cry Room for those families bringing their children to Mass. The sizes of the restrooms are also seriously inadequate for the occupancy numbers of the church. They also are not compliant with today's standards for ADA accessibility;

8) **Meeting and office space**—There are an insufficient number of offices for full staffing of clergy and ministries needed in a parish of this size. There are no meeting rooms currently available for Bible Studies, parish ministries, youth activities, and general needs of a parish of this size. Use of the open office area results in conflicts with daily administrative activities. Use of the fellowship room often results in scheduling conflicts and/or is a space poorly suited to the particular activities desired.

9) **Age of Existing Church Building**—Structural and mechanical, electrical, and plumbing systems are over 60 years old, well past their normal, useful life. There is a lack of insulation and electrical wiring particularly needs major updating to meet today's requirements for digital and electronic systems. Heating and air conditioning systems do not take advantage of today's energy efficient alternatives. Many and varied renovations to the exterior are needed as well.

RECOMMENDATION OF NEEDS ASSESSMENT COMMITTEE

Based on all the needs listed above and consideration by both a general contractor and an architectural firm of the extraordinary challenges in terms of cost and feasibility of correcting those deficiencies, the Needs Assessment Committee recommended to the Parish Council "that a new church building be constructed in order to provide the best opportunity to allow our Parish

to welcome new members as well as continue to grow spiritually with a strong sense of unity through our current parishioners.”

SOLUTION

In the fall of 2017, a Building Planning Committee of parishioners was formed to take the recommendation of the Needs Assessment Committee and develop a plan of action. An architectural firm was engaged to prepare concept plans for at least two options, as well as to reconsider the feasibility of renovating/expanding the existing church. The Committee held numerous meetings, had a representative attend a church planning workshop, conducted two initial public forums with parishioners, and later a round of brainstorming sessions with parishioners after all the Masses one Sunday. Based on all this input, a master plan of development for the whole parish campus is proposed that would be constructed in two phases. The master plan includes the following:

- 1) **A new, larger church designed to serve the Parish for 100+ years.**
 - a. The design will include a large gathering space (Narthex) where new people can be warmly welcomed; where information can be made available concerning parish ministries, external events and programs, etc.; where parishioners can gather socially before and after Mass protected from inclement weather; where processions for weddings, funerals, baptisms, and other liturgical or non-liturgical events can be properly staged; where families with toddlers and babies can care for their little ones if needed, while still maintaining visual and audio connection with the liturgy; and where ministries such as the Welcoming Committee, Pro-Life Benefits, Knights of Columbus/Dynamic Catholic Book Give-Away, etc. can be properly set up.
 - b. The church will include 750-800 seats in the main body of the church (Nave) and the gathering space described above will allow for the addition of up to 200 folding chairs for large liturgical celebrations such as Christmas Eve, with sliding glass doors opening to the Nave, bringing the total seating capacity to 950+.
 - c. The building style will be a mix of primarily traditional church architecture with some contemporary features. A traditional, linear seating configuration with a center aisle would be used, supplemented by a smaller linear section of seating on either side near the front. A choir loft will also be included.
 - d. To save costs and to express the beauty of traditional religious art, stained glass windows and statuary will be re-used from a vacated church in the St. Louis area, as well as from our existing church.
- 2) **More fellowship/meeting rooms.**
 - a. A larger fellowship room and other meeting rooms, along with additional storage, and necessary mechanical space will be constructed in a lower level area accessible from Ohio St.
- 3) **Elevator.**
 - a. An elevator will be installed to provide ADA access between the main church floor and the meeting rooms, as well as the Ohio St. entrance.

- 4) **Chapel.**
 - a. A day chapel will be built on the north side of the church to provide a more intimate space for daily Mass and/or for extended adoration of the Blessed Sacrament.
- 5) **Office Building.**
 - a. A single-story office building will be built on the north side of the church connecting it with the rectory.
- 6) **Rectory.**
 - a. A modest sized rectory with common residential style construction will be built adjacent to Adams St.

It will be necessary to raze the existing church and rectory (salvaging elements that can be economically re-used), as well as the two houses to the east of the church, in order to have enough space on site for the larger size of church and appropriate parking. The new church will face east and west instead of the current north/south configuration and be set further away from the highway to allow for ample vehicular circulation, ADA parking, funeral/wedding circulation, and removal of the sanctuary area from the noise impacts of trucks and general traffic. The city street between the current church and the school will be abandoned and used for pedestrian circulation, green space, and a utilities corridor.

PHASING—COST AND TIME FRAME

Construction of the entire campus master plan is estimated at \$14,507,486 with a breakdown of major elements as follows:

Master Plan Total Cost Estimate:

▶ Site (includes demo, utilities, grading, paving, etc.) -----	\$1,376,791
▶ Main Level Church & Unfinished Basement-----	\$6,490,862
▶ Daily Mass Chapel & Covered Drop-Off-----	\$1,331,209
▶ Parish Offices-----	\$876,349
▶ Lower Level Fit-up (Fellowship Hall/Kitchen/Mtg Rooms) -----	\$1,614,447
▶ Rectory-----	\$300,000
▶ Subtotal Building Construction Hard Costs-----	\$11,989,658
▶ PLUS, Furniture, Fixtures, & Equip (FF&E @ 10%) -----	\$1,198,966
▶ Subtotal Buildings with FF&E-----	\$13,188,624
▶ PLUS, 10% Professional Fees (Arch/Eng./Testing/Etc.) -----	\$1,318,862
▶ TOTAL COSTS* -----	\$14,507,486
▶ *10% Contingency and 10% Escalation for Inflation Included Above.	

The plan will be divided into two major phases. Phase I will include all the site work and construction of the church only. Phase II would include the remaining elements of the master plan—Daily Mass Chapel; Parish Office Building; Lower Level In-fill (Fellowship Hall/Kitchen/Meeting Rooms); and Rectory.

Phase I Cost Estimate:

- ▶ Site (includes demo, utilities, grading, paving, etc.) -----\$1,376,791
- ▶ Main Level Church & Unfinished Basement-----\$6,490,862
 - ▶ Subtotal Building Construction Hard Costs-----\$7,867,653
 - ▶ PLUS, Furniture, Fixtures, & Equipment (FF&E @ 10%) -----\$786,765
 - ▶ Subtotal Building with FF&E-----\$8,654,418
 - ▶ PLUS, 10% Professional Fees-----\$865,442
 - ▶ **TOTAL PHASE I ALL COSTS***-----**\$9,519,860**
- ▶ *10% Contingency and 10% Escalation for Inflation Included Above.

Phase II Cost Estimate:

- ▶ Daily Mass Chapel & Covered Drop-Off-----\$1,331,209
- ▶ Parish Offices-----\$876,349
- ▶ Lower Level Fit-up (Fellowship Hall/Kitchen/Mtg Rooms) -----\$1,614,447
- ▶ Rectory-----\$300,000
 - ▶ Subtotal Building Construction Hard Costs-----\$4,122,005
 - ▶ PLUS, Furniture, Fixtures, & Equip (FF&E @ 10%) -----\$412,200
 - ▶ Subtotal Buildings with FF&E-----\$4,534,205
 - ▶ PLUS, 10% Professional Fees-----\$453,421
 - ▶ **TOTAL COSTS***-----**\$4,987,626**
- ▶ *10% Contingency and 10% Escalation for Inflation Included Above.

Time Frame:

Phase I design and construction will require up to 24 months once fund raising is enough to proceed. **Expected occupancy would be in late 2023**—allowing for two years of fund raising

starting in the fall of 2019, followed by two years for design and construction. Due to site constraints, it will be necessary to do demolition at the start of construction and hold all Masses and sacramental liturgies in the Parish Center for approximately 18 months or more. Parish offices will also need to be relocated during the construction period and beyond until the Phase II office building can be completed.

Phase II fund raising is expected to begin within one year of the dedication and full occupancy of the church, and/or after all pledges have been received and bills paid from Phase I. Design and construction of Phase II will require up to 18 months once fund raising is enough to proceed. Assuming occupancy of Phase I and all bills paid by early 2024, **expected occupancy of Phase II would be in early 2027**—allowing for 18 months of fund raising starting in early 2024, followed by 18 months for design and construction.

SCHOOL IMPACTS—Safety, Community, and Growth

The design of the new church will be welcoming, comfortable, beautiful, and designed specifically to optimize the experience of sacred worship in our faith community. The closure of Jefferson Street that separates the school from the church, and development of a pedestrian corridor in its place, will enhance the safety of our children and enhance the ability to integrate church and school activities as a unified community. These factors add greater attraction of the school to the parish community and the larger Jackson community, providing a boost for our efforts to re-grow the school enrollment.

The ability to accommodate all who are looking for a church home, to enhance the spiritual experiences of worship, and to create new opportunities for fellowship will be important factors in bringing back parishioners who have chosen to worship elsewhere, and in attracting new people to share the full faith experience of our Immaculate Conception community. Growth of our parish both physically and spiritually will provide new opportunities for growth in school enrollment as well.

During the demolition and construction period, the school will become a much more visible and integral part of the parish as the Parish Center is used for Mass, Sacraments, and other liturgical activities. This greater exposure provides a greater opportunity to market the school to all visitors and members of the parish.

There will also be challenges brought on by this greater access. Appropriate security for our children must be maintained in accordance with today's concerns about shooters and child abuse. Logistical coordination of traffic flow around the school will need to be managed with the integrated traffic flow and the presence of construction workers, material deliveries, and equipment not normally present. Appropriate construction site security will be required for the safety of all in the immediate vicinity.

OUR GOAL AND HOW WE WILL ACCOMPLISH IT:

Our overall and ever-present goal as the parish faith community of Immaculate Conception is to bring more people closer to Christ, our Savior—to make disciples of those who are not followers

of Jesus, and to make intentional, missionary disciples of those who already are. We do this with the diocesan vision in mind of Loving Jesus, Serving Jesus, and Sharing Jesus.

Our immediate goal to enhance our ability to make this vision more of a reality is to expand our worship and fellowship spaces in a way that optimizes the sacredness of our worship and the welcoming nature of our fellowship. For over 20 years, this parish has had a goal to expand the worship space to accommodate a growing population. When asked what kind of church to build, the answer invariably has been, “we want it to look like a church.” We acknowledge and embrace the meaning of this statement as the innate desire for something of beauty that speaks to the sacred Truth of our Eucharistic Liturgy, the Mass, and to the sacramental and prayer life of all who seek the Way, the Truth, and the Life—Jesus.

The campaign goal for Phase I is \$10 million. We are extremely blessed to already have over \$1 million in a reserved account that is the result of dedicated donors over the years, including two large bequests from the estates of long-time parishioners who saw the needs of the parish and were generous in their foresight.

Every member of the parish will be asked to prayerfully discern what level of sacrificial offering they can make to achieve the goal. Offerings may be made by way of pledges over a 5 year period and may be paid in the form of cash, credit cards, electronic payments, or the transfer of assets such as stocks, bonds, or real estate that the church can sell at current market value at the time of transfer.

Diocesan guidelines require that we have all the costs of the project covered by pledges and half of the pledges collected and/or converted to cash before we can begin construction. Our timetable envisions that many people will choose to pay one-time up front, and that many others will pay their pledges in less than the 5 years allowed. Many people, on the other hand, will be able to maximize their giving by spreading it over the full 5-year period allowed.

Although we are filled with hope based on all the prayers of the parish at each Mass and Communion Service, plus the prayers of many in their homes, the goal represents in fact a significant “stretch” for all of us. Once we have contacted every member of the parish and have all pledges in hand, we will seek pricing for design and construction through competitive bidding that includes a “value engineering” process intended to find ways to save costs. If after this process we find that our costs exceed the amount of pledges, everyone would be asked to consider an extension of time on the pledges beyond the initial pledge period, or an additional one time cash payment, that would provide enough cash flow to cover the full cost of Phase I. If we find that our costs are lower than the amount of pledges, we will apply all surplus funds toward the Phase II project.

Fund raising for Phase II will begin as soon as all pledge payments for Phase I are received and all costs paid, following successful occupancy and dedication of the church. The Phase II campaign is expected to involve asking everyone to further extend their pledges and cash payments, or asset transfers. The intent at this time is to eventually undertake the entire master plan, with both phases completed over a 10-year period or less. However, some parts of Phase II could be further deferred if deemed financially prudent to do so.

