

Building Our Future! Findings

The Background - St. Andrew's school was built in 1955 and was the primary Catholic education for hundreds of children over the years. It currently serves as the parish gathering place for various events. As the building continues to deteriorate, contractors have reviewed the building with the following findings:

- Masonry walls below the window areas (east & west) are bowed, cracking & deteriorating.
- South bearing wall also exhibits similar deterioration.
- Aluminum window system is original, single pane glass without thermal breaks.
- Roof system is leaking, patched and needs to be replaced.
- Asbestos floor inspected by abatement contractor needs to be replaced if disturbed.
- HVAC system is well past its expected life cycle with deterioration and leaking.

The Options and Estimated Costs - Quotes were obtained for three options and presented to the parish on April 12, 2015.

1. Maintain entire classroom structure - remodeling & repairs (excluding the main hall & kitchen) - \$350,000
2. Demolition of four classrooms - remodeling & repairs (excluding the main hall & kitchen) - \$250,000
3. Demolition of entire building & construction of new facility - \$750,000

Options #1 & #2 did not include repairs to the main hall or kitchen. Parishioners were interested in obtaining an estimate for the additional work. A quote of \$300,000 was obtained and needs to be added to Options #1 and #2 for total costs (Option #1 - \$650,000, Option #2 - \$550,000).

With a major renovation, the entire building would need to meet new Wisconsin State Codes at additional cost that is not included in the estimates.

The Recommended Solution - The Archdiocesan Building Commission ("ABC") required an outside opinion of which option would be the best for the parish. Based on inspections by the firm and by mechanical, roofing, asbestos abatement, and masonry professionals:

Their recommendation was that the replacement of the existing facility with a new building was in the best long term interest of the parish for the following reasons:

- Existing facility with four classrooms removed and upgrades would have approximately 10,700 square feet with 3,700 of the square footage as not useable space.
- The repairs and upgrades do not address the aging electrical and plumbing systems.
- The HVAC system piping controls and boiler will need repairs or replacement in the near future. (Note: the boiler did not pass state inspection in spring of 2016. Expenses of \$25,000 have been incurred in the last three years to maintain the boiler.)
- The thermal efficiencies of the building envelop would not meet today's standards.
- The future maintenance and operational costs of the repaired and upgraded facility will be substantially higher than a new smaller facility.

Archdiocesan Process - Whenever a parish is contemplating a major renovation, approval from the ABC and Archbishop are required for the following four steps.

Step 1 - Request to do a feasibility study - Form A was presented in April to the ABC and was approved by the Archbishop. Mark Filip of VisionWorks Fundraising was hired to do a feasibility study with interviews and a focus group in July. The results were positive and showed parish support to proceed with a new building.

Step 2 - Establish a Building Committee - This process has started with parishioners (presented to the parish on October 16th) stepping forward to lead a capital campaign "steering committee."

Step 3 - Present Forms B & C to the ABC including the following:

- Building design plans and costs along with names of architects and the preferred architect. If ABC approval is received, the building planning, hiring an architect and developing financing plans can begin.

Step 4 - Present Form D to the ABC including the following:

- Final architectural plans, costs, and proposed contracts with builders.
- Current financial statement, five-year cash flow projection and debt retirement plan. NOTE: 50% of the cost must be secured before moving into the final state.

From the "**Building Our Future**" steering committee:

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Greg & Vicky Hartwig & Allan & Lynette Bauer - Chairpersons

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