

Chronology of Facilities Improvements Initiative

The Beginning

In the spring of 2012 Rev. Monsignor William Stumpf (Fr. Bill), our new pastor, initiated a weekend long Strategic Planning session for the parish. This effort produced 6 strategic focus areas:

- Facilities
- Faith Formation
- Fellowship
- School
- Stewardship
- Worship

The Next Step

In mid-November 2012 the Parish Council, at Fr. Bill's recommendation, formed a team to investigate the need for facility improvements. This team consisted of Rita Berg, Nova Gilliatte, Joe Hentz, Dennis Hutchinson, Dave Nickels, David O'Donnell, and Gary Warner. This team interviewed 40-45 key stakeholders in the parish representing the church, school, and administration. Team findings were presented to the Parish Council in late January 2014.

Team Formation

In late May 2014 the Parish Council formed a new Facility Planning Team (FPT) in order to have a Facility Master Plan developed for the parish. The FPT consists of Myra Bleill, Peg Carrico, David Dellacca, Nova Gilliatte, Peggy Hays, Retta Livengood, Chris Meek, Jeff Mulligan, Dave Nickels, David O'Donnell, and Gary Warner.

Facility Planning Team Activities Since Formation

Q2 2014

- Determined our team theme: "Growing and Building to Serve"
- Decided our initial communication would be at the parish picnic

Q3 2014

- Team was introduced after all 3 masses the weekend of the parish picnic. Team obtained input from parishioners during the picnic.
- Developed a preliminary timeline for having a master plan created
- Team reviewed parish data such as growth in number of families, school enrollment, finances.
- Team reviewed all of the interview information gathered by the prior team
- Selected 6 Architectural Firms to evaluate
- Completed a Strengths, Weakness, Opportunities, and Threats (SWOT) analysis regarding St. Michael
- Participated in the Ministry Fair and obtained more input from parishioners

Q4 2014

- Created a Request for Information (RFI) and sent to the 6 Architectural Firms
- Interviewed 2 Architectural firms and selected entheos Architects to work with our team
- Parish Council approved the selection of entheos Architects
- Provided update to the parish at all 3 masses the weekend of December 6 and 7, 2014
- Applied for a grant from the Center for Congregations to help cover some costs of an Architectural firm to help the team develop a Master Plan
- entheos completed initial site evaluation (Storm water run-off issue identified)

Q1 2015

- entheos conducted an examination of Nolan Hall for potential reuse
- FPT created interview schedule of key stakeholders for entheos
- entheos completed 55-60 interviews
- Received a \$9,050 grant from the Center for Congregations to help pay for the creation of the Master Plan
- entheos reviewed information from the interviews with FPT
- entheos translated interview information into a “Program” (define facility needs)
- FPT reviewed, critiqued, and modified the Program
- Held Parish Gatherings after the 5 pm and 10:45 am masses February 7 and 8, 2015
- entheos investigating ways to be compliant with Storm Water Regulations when we add facilities
- FPT reviewed initial set of facility layout options, created by entheos, and developed pros and cons for each option
- Held a meeting with key Archdiocese personnel to provide them an update on our progress and to obtain input for moving forward toward our goal of developing a master plan. The Archdiocese’s preference is for St. Michael Parish to remain at our current location if adjoining property can be acquired.
- Started to develop a plan to provide more regular communications to the parish (This effort was put on hold until the situation with the adjoining property is determined)

Q2 2015

- Contacted Bob Frost regarding acquiring part of his property that is east of the parish. He is only interested in selling all 99 acres.
- Contacted lawyer handling the estate of the Pope Property to our north regarding acquiring some of this property. He is only interested in selling all 23.5 acres. Recent appraisal was \$11,000 per acre.
- Had engineering firm review the Pope property for suitability for construction and/or use for a detention basin so we could be compliant with new storm water regulations. Determination was that the Pope property was not good land to acquire due to poor topography.
- Team has reviewed the entire “Program” to ensure what was contained in the program was appropriate for St. Michael. The “Program” was confirmed by mid-June.

- Seeking a quote to evaluate the Frost property for suitability for construction and/or use for a detention basin. If this is determined to be good land to acquire, we will develop a new approach for Bob Frost.
- Provided an update to the Parish Council
- Team determined that we need to know if the Frost property would be suitable for installing a detention basin to resolve our storm water run-off issue before approaching Mr. Frost again.
- New Principal, Patricia Mauer arrived at St. Michael

Q3 2015

- Father Aaron Jenkins, our new Pastor arrived at St. Michael
- Obtained a quote from a Civil Engineering Firm to conduct a storm water investigation
- Hired A&F Engineering to conduct a more in-depth evaluation of the suitability of the Frost property for resolving our storm water run-off issue
- Father Aaron included a statement at the end of the Annual Parish Fiscal Report bulletin insert regarding the storm water study that was being conducted.
- A&F Engineering's Preliminary Storm Detention Investigation Summary investigated 4 options for resolving our storm water run-off issue. Their evaluation recommended placing a 6.6-acre-foot detention basin on the Frost property. Steve Fehribach, President of the engineering firm presented the results of the study to our Facility Planning Team.
- Team is not meeting until we know if we can purchase land for the installation of a detention basin
- Father Aaron has had two conversations with Mr. Frost regarding St. Michael purchasing the 20-acre plot of land south of Mr. Frost's home and 79-acre plot of land and due east of our church.

Q4 2015

Provided an update to the Parish Council

Father Aaron had another conversation with Mr. Frost and feels encouraged about our ability to purchase needed land from him.

entheos Architects were asked to create various scenarios related to the Frost property, detention basin leaving a 200 foot buffer between the Frost home and St. Michael detention basin.

Mr. Frost indicated he was not interested in selling us the entire 20 acre plot, but might sell 10 or 12 acres. This is very promising since this will allow us to resolve our storm water run-off issue.

entheos created two layouts showing detention basins and an entrance road on less than the 20 acre parcel of land. A&F Engineering stated that one of the options would not work due to the detention basin being located too far to the east. The option with 2 inter-connected basins might work. It would be better for the basin to be as far west on the Frost property, toward St. Michael parking lot, as possible.

The entheos drawings and A&F Engineering opinions were reviewed with Fr. Aaron on 11/12/15. Discussion followed on how best to move forward including Father's facility priorities.

The Facilities Planning team met on Nov. 24th and reviewed Father Aaron's demographic data for Catholics in Hancock County and the detention basin drawings created by entheos., discussed the fact that Mr. Frost does not want to sell us all 20 acres, but more likely would be willing to sell 10 to 12 acres. We then reviewed and discussed Father's facility priorities and how these would alter the program that has been developed. It was decided that at this point we need to determine what our facility plans will look like so we can have more detailed discussions with Mr. Frost and determine more precisely the size of detention basin that is needed to accommodate expanded facilities. Entheos Architects, was requested to take this new information and create new Master Plan layout options for the team to review. The team also approved entheos to arrange for a complete land survey to be conducted.

Provided an update to Parish Council

Q1 2016

As entheos prepared a survey proposal to send to Gibson Surveying the document was sent to A&F Engineering, to review and make sure this survey coupled with the two existing partial surveys of St. Michael property would provide appropriate information. A&F questioned the existence of prior surveys, which had been sent to them by entheos in late 2014 or early 2015. They forgot they had this information and conducted the storm water study using Indiana Surveying portal information. It turned out that there was a 4-5' discrepancy between their data and the survey data. A partial survey was conducted by Gibson Surveying and with that data A&F determined that a dry detention basin on the Frost property would not work. They conducted more calculations and concluded that the only viable solution was to install a wet retention pond in the SW corner of our property. This proposal will need to be taken to the Archdiocese for review and approval due to the pond's proximity to two public streets and insurance liability issues. Entheos continues to develop facility layout options taking into consideration the pond and Father Aaron's facility priorities.

The Archdiocese was okay with the retention pond. Father Aaron and Kevin Stuckwisch reviewed this information with the City of Greenfield and they were okay with the concept of a retention pond.

The Archdiocese gave Father Aaron the authorization to negotiate with Mr. Frost to purchase acreage to allow us to pursue our master plan and accommodate a retention pond to resolve our storm water issues. Father made an offer to Mr. Frost and he indicated that he needed to re-think selling any land.

Q2 2016

Mr. Frost got back with Father Aaron on April 1, 2016 and agreed to sell St. Michael parish 5 acres of land for \$28,000 per acre.

Father Aaron has requested a meeting with the Archdiocese to obtain permission to hire a consultant to conduct a feasibility study for a capital plan for St. Michael.

Entheos told to stop all work on St. Michael until we know we have land in hand and the FPT gets comfortable with what facilities we think we can afford.

Father Aaron and David O'Donnell met with Greenfield City Engineer to discuss the design concept of our retention pond and entrance drive using the Monroe Street right of way. We agreed in principle on how the right of way would be used, the city building the first 250-300 ft. of entrance road with appropriate drainage and sidewalks and St. Michael giving the city a right of way on our newly purchased property to build a portion of the road that will serve as our parish entrance drive.

Mr. Frost signed and returned the legal documents for selling 5 acres to St. Michael parish. Father Aaron arranged a meeting with members of the FPT, Parish Council, Finance Committee, School Commission, and staff to hear Jolinda Moore from the Archdiocese's office explain a Capital Campaign Feasibility Study.

Surveying Company and Title Company creating required documents to finalize the sale of Frost property to St. Michael.

Provided an update to Parish Council.

Facility Planning Team attempted to rank program elements that would eventually help create a phasing plan for construction.

Q3 2016

FPT confirmed key program elements.

FPT stopped meeting until the 5 acres of land are owned by St. Michael Parish.

Q4 2016

The 5 acres were officially purchased at a closing meeting on Monday, October 31, 2016.

Due to the upcoming holidays Father Aaron decided to hold off on any facility planning work until Q1 2017.

Q1 2017

Two consulting firms were interviewed to conduct a capital plan feasibility study and the team's desire was to hire a consultant that could conduct a feasibility study and help us conduct a capital campaign.

Walsh and Associates were hired as consultants to conduct a capital plan feasibility study.

FPT reviewed site and facility plan layouts that will be used by Walsh and Associates.

Feasibility study initiated in February and the study was completed in March.

Q2 2017

Walsh and Associates presented the results of the feasibility study to Father Aaron, members of the Facility Planning Team, Parish Council, and Finance Committee.

FPT reviewed and discussed the results presented by Walsh and Associates.

FPT discussed the feasibility of raising capital funds as outlined in the Walsh Study and agreed on 3 capital plan target levels. A Minimum Target, a Primary Target, and an Optimistic Target. These 3 targets were reviewed and discussed with the Finance Committee and Parish Council and the 3 targets were agreed to by all 3 committees.

FPT created 14 priority project elements from the feedback provided by the feasibility study. Cost Opinion cost estimates were developed for each of the elements. The FPT then determined which of the 14 priority project elements could be accommodated within each of the 3 Capital Plan Targets. This information was shared with appropriate personnel at the Catholic Center for the Archdiocese.

Q3 2017

Father Aaron and parish representatives held a meeting with the Archdiocese of Indianapolis leadership team chaired by Msgr. Stumpf at the Catholic Center to discuss moving forward with a capital campaign at St. Michael.

Father Aaron received approval, from the Archdiocese Leadership Team, for St. Michael to proceed with organizing and completing a capital campaign to fund facility improvements at the parish.

The Facility Planning Team that was commissioned with creating a Facility Master Plan for the parish has completed their mission and a new Design Team is being formed. This new team will oversee the detail design for our parish upgrades and construction of all of the upgrades.

Q1 and Q2 2018

The design team worked with entheos, the architectural firm, to develop the schematic and then detail design for our project.

This information was taken before the Archdiocese Art and Architecture Committee for both the schematic design and detail design and received approval at both meetings.

Q3 2018

Our project was registered with the City of Greenfield Board of Zoning Appeal, so we can get all of our zoning issues approved for the overall project.

Public notices were mailed to requisite neighbors and a public notice was printed in the Daily Reporter as required by local ordinances.

Bid packages were issued to contractors.

On July 19th our project was presented to the Board of Zoning Appeal and at the end of the public hearing the Board approved our project request and all related zoning issues.

Contractor bids were opened, and a contractor has been selected for phase one of our project, which consists of all site work. Site work will install our retention ponds (2), connect our storm water system to the city storm water sewer system, expand our parking lot, resurface the existing lot, install parking lot lighting, and install landscaping in the impacted areas.

Q4 2018

All site work (Phase 1) was completed by installing two retention ponds, expanding parking lot capacity, resurfacing all existing asphalt areas, and restriping parking lots

This part of the project was \$100,000 over budget for two primary reasons:

- Due to very wet weather we had to lime stabilize the soil for the new parking area
- It was decided to resurface all asphalt areas while the paving company was on site paving the new parking area and repairing asphalt damaged during construction
- This overage was primarily covered with reserves the parish had in the Building and Grounds account.

Q1, Q2, Q3 2019

All work by the Facility Design Team was paused as the parish prayed for the success of our Capital campaign and responded to the challenge.

Q4 2019

The Facility Design Team started meeting again to finalize design details for the church and school connector. All interior and exterior finishes will be selected. All design details and finishes will be taken to the Archdiocese's Art and Architecture Committee for approval. Construction Documents will be developed and sent to contractors to bid this part of the project (Phase 2).

Q1 2020

The design for Phase 2 of our project has been completed along with selection of interior finishes and colors.

Construction drawings and project manuals were completed and issued in mid-December to three contractors that indicated interest in submitting a bid for the project and have past experience with church construction. A pre bid meeting was held on January 7, 2020 and bids are due to be returned to the Architect by 12 noon on January 23, 2020.

A construction schedule will be determined once the winning contractor has been awarded the construction contract.

Q2 2020

Stenz Construction Company was selected to renovate our church and construct a school connector.

Our last Mass was celebrated on Ash Wednesday. Weekend Masses will be celebrated in the gym of the Parish Life Center. Weekday Masses will be celebrated in the North Modular unit.

Father Aaron will sign a contract with Stenz Construction the first week of March 2020.

Parish staff and parishioners began to remove religious fixtures (stations, holy water fountains, etc.), supplies, furniture, etc. from the church on Thursday, February 27th. Pews are being removed by parishioners. The official move out of the church event was Friday, February 28, 2020, which culminated with the Stations of the Cross.

Stenz will be mobilized on the site by mid-March. They will be developing an overall construction schedule for all the work.

Asbestos abatement will be the first item to be completed. Demolition will start soon after the asbestos clean-up.

The Crucifix, Blessed Mother, St. Joseph, St. Michael, Holy Family, and Infant of Prague statues will be removed and securely stored during the renovation and then reinstalled at the end of the project.