

Building our **Future** Campaign

ST. ANDREW'S PARISH

BULLETIN #1



Dear Friend in Christ,

We have begun our St. Andrew's *Building Our Future* Campaign to construct our new Parish Hall. The Catholics of LeRoy have gathered as God's family for over 150 years. And key to that gathering and key to their ministry has been the Parish Hall.

In the Information Phase in December we learned about our campaign and its goals, in the January Reflection Phase we will ponder our mission and our call to build the Kingdom, and in the Commitment Phase January 28-29, February, and March we will respond to God's call. Our themes for the January Reflection Phase are:

- **I – Acknowledging God's Many Gifts** – (January 7–8)
- **II – Giving Back to God** – (January 14–15)
- **III – Giving Back to God – With Sacrifice!** – (January 21– 22)

This Epiphany Weekend the Christ Child is revealed as Savior of the world and King of justice, love, and peace. For 150 years St. Andrew's has been revealing Jesus to people, and we intend to do it boldly for many years to come.

As we begin our Reflection Period we ask that you take the call of Christ to heart and to begin praying every day, **"Lord, what do you want to do - through me – for my parish?"**

Yours in Christ,

Father Tom Biersack
Pastor

Greg and Vicky Hartwig, Alan and Lynette Bauer
Campaign Co-chairpersons

"Lord, what do you want to do - through me – for my parish?"

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OUR VISION

THE CHALLENGE - St. Andrew's school was built in 1955. It currently serves as the parish gathering place for various events. As the building continues to deteriorate, we have had contractors review 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.

OUR OPTIONS - In 2015, inspections of the building were completed by Capelle Bros & Diedrich along with mechanical subcontractors, roofing contractors, asbestos abatement contractors, and masonry professionals. Based on their findings, quotes were submitted to St. Andrew's for the following options.

Option #1: Maintain Entire Classroom Structure - Remodeling & Repairs

- Total cost (including repairs to the main hall) - \$650,000*

Option #2: Demolition of Four Classrooms - Remodeling & Repairs

- Total cost (including repairs to the main hall) - \$550,000*

Option #3: Construction of New Facility

- Total cost - \$725,000

*As with any renovation/remodeling project, the building would need to meet Wisconsin State Codes (i.e. handicap accessible bathrooms) at an additional unknown cost not included in the estimates for Options #1 and #2.

The Recommended Solution – Based on Capelle Bros & Diedrich findings, along with the subcontractors, their recommendation is that the replacement of the existing facility with a new building is in the best long-term interest of the parish for the following reasons:

1. Existing facility with four classrooms removed and upgrades would have approximately 10,700 square feet with 3,700 of the square footage as unusable space.
2. The repairs and upgrades do not address the aging electrical and plumbing systems.
3. The HVAC system piping controls and the boiler will need repairs or replacement shortly.
4. The thermal efficiencies of the building envelope would not meet today's standards.
5. The future maintenance and operational costs of the repaired and upgraded facility will be substantially higher than a new smaller facility.
6. The life of a remodeled building would be significantly less than a new building.