

# Questions from Presentation

## CONSTRUCTION

1. **Why remodel the entire 55th St. wing? Why not just part of it or just a few renovations?** The renovations to the 55<sup>th</sup> street wing consists of heating/cooling and bathrooms. Heating/cooling can only be done in total.
2. **Would alternative forms of energy, such as solar or wind, be viable options for this project?** Would be an additional cost because none of these would provide total energy needs and pay back would take years.
3. **Could we make the classrooms in the Woodson wing smaller to increase the number of rooms?** That is a possibility and will be looked at.
4. **Why is it necessary to replace all the carpeting?** It is impractical to replace a portion of the carpet.
5. **Could only part of the 55th St. wing be demolished and part kept?** The plan would be to only demolish a portion of the wing. If the wing was torn down as presented it would be at the west side of the 55<sup>th</sup> St circle drive entrance.
6. **What if we find something bad?** That is always a possibility. Will need to have a contingency fund to cover things that come up.
7. **If roof replacement/repair not needed for 10-15 years, why include it?** The study that we asked to have done was for the full facility which included the roof.
8. **In Scenario 2, is HVAC one or two units?** It would be two units.
9. **Do we have to replace HVAC in Scenario 2?** Yes
10. **Will damage be done to the building left standing after the new wing is destroyed?** No
11. **Is there any guarantee on the original windows?** No, Original windows were from 1956.
12. **Has an air leakage test been done to evaluate energy efficiency?** No, there is visible damage to the windows so there is visible air leaks.
13. **What are the plans for technology (WiFi, hookups, hotspots)?** The plan is to have WiFi.

## DETAILS

1. **What is the vision for the use of space vacated by the demo of the 55th St. wing?** There are many possibilities from green space to a stations of the cross walking path. See suggestion and ideas at bottom.
2. **How much storage will be available with 55th St. wing gone?** We can build additional storage closets (similar to those in the parish hall meeting room) in the classrooms for the storage of multiple groups using the rooms. In addition, there are other storage closets in the building that can be re-purposed for specifically assigned storage.

3. **How long has the search to find tenants gone on and what tenants have been considered?** The search for tenants started after the school moved out. Potential tenants included a home-schooling group, a school for autistic children, the American Stroke Association, offices of Catholic Cemeteries and other ministries of the church.
4. **Under scenario 1, could the land be sold for residential development?** Yes, that could be a possibility if the parish wanted this and the archbishop agrees.
5. **What is the point of moving the Glowacki Room?** Initially, we wanted to move the Glowacki room to be closer to the elevator and the nicely remodeled bathrooms. The bathrooms across from the Glowacki room are not in the best of shape, the room is not easy to find if you are not familiar with the building and it is a long haul down there if you have mobility issues. Once tearing down the 55<sup>th</sup> Street Wing became an option, the move became more necessary in order to maintain a smaller, more flexible multi-function space for the parish.
6. **What if we want only part of Scenario 1 and part of Scenario 2?** We would need more details to be able to answer this question.

## FUTURE

1. **Is the future of the parish assured?** It is as sure as just about any other parish. The future of our parish is largely in our hands. Our ability to attract people to the mission of Jesus, to offer ministry to our community and beyond and to remain fiscally sound are the biggest contributors to our ability to stay open. Relatively speaking, St. Pius X is in great shape and has contributed 3 vocations to the priesthood in recent years. The persistent negativity in the face of these facts and the very direct statements of the archbishop are befuddling...do YOU WANT it to close?
2. **What is the Archdiocese position in regard to demolition/renovation?** As long as the parish has a sound plan and the support of parishioners, the archdiocese will support it.
3. **If the 55th St wing is gone, aren't we losing options and community?** Community is people, not buildings. We may be losing some options, options that haven't made themselves known in the last 12 years, but we are also availing ourselves of new options to bring our remaining space up to a new standard. Space that is air-conditioned and heated effectively, with new technology and finishings will go a long way to helping us inspire new ideas and ministries for our community.
4. **What are the demographics of the parish expected to be in the future? How will their needs be addressed?** This would have to be studied and has not been factored into our work. Overall, the U.S. population is aging and having fewer children; in matters of faith, the fastest growing groups in the U.S. are those who have no religious beliefs or affiliations.
5. **Is "sentiment" the main reason for keeping the parish open?** The main reason for keeping the parish open is to provide a Christian community that will grow as disciples of Jesus while seeking to make new disciples for Jesus.

## MONEY

**1. By what percentage do offertory contributions drop during a capital campaign?**

According to consultant Bill Cordaro of Stewardship Partners & Resources (SP&R), offertory contributions typically do not drop during a capital campaign. When parishioners make their pledges, they are asked to prayerfully consider what they can give *in addition* to their regular giving.

**2. What effect do particular tenants have on our tax-exempt status?**

Our understanding is that if we rent out space not related to our non-profit, charitable, religious purpose, the rental income would be taxable income and it could cause SPX to lose our property tax exemption, at least on the space being rented out.

**3. What if we can't get all the money? Is a 3 year time frame feasible?**

Whether or not a 3 year time frame is feasible will depend in part on how much money needs to be raised. Renovations will be done in stages and repairs/renovations prioritized by how badly they are needed.

**4. Why don't we move the Archdiocese to another room so we don't lose that income?**

The income we receive from renting one of the Woodson St. Wing's rooms to the archdiocese supplements offertory contributions by only 1% and is not a significant source of income for the parish. If we keep and renovate the 55<sup>th</sup> St Wing, we could leave it where it is. If we eliminate that wing, the space would be worth significantly more than the money they pay us to use it.

**5. Why are we not charging community groups?**

There were 2 groups (Barn Players and Robotics) that approached us for space but were clear with us that they could not pay rent. We could have said no, but felt that since we had a super-abundance of unused space, it was better to have some life in the building.

**6. How much has the parish spent on consultants so far?**

The parish paid Energy Solution Professionals \$ 8000 to evaluate our facility and present findings and cost analysis information to enable us to make informed decisions about what steps needed to be taken to make improvements to our facility.

The parish paid \$7500 for architectural drawings for priests retirement residence.

The parish paid \$6,350 to conduct a Feasibility Study to provide our parish the information necessary to make strategic decisions regarding SPX's future and the possibility of a capital campaign.

**7. How long will it take to break even on the cost of new systems?** The incremental costs of a new efficient system versus replacing with a like for like will pay back well within the life of the new system (20 years).

**8. Did systems savings include the fact that systems only run a few hours each weekend?**

Yes, they were based on the actual cost of utilities currently being used. Heating costs will actually be reduced because it will be much easier to set back temps when space is unused. Air conditioning will be much more efficient than what we have now.

**9. Would volunteer labor from the parish decrease costs?**

It could, but there is a limit to how much volunteers can or should do when dealing with extensive renovations which will require city permits and inspections.

**10. What happened to the last capital campaign? Do you really think we can come up with either amount of money? (Did we make our Call to Share quota?)**

The Feasibility Study will determine how much money we can realistically expect to raise. We currently have \$700,000 set aside from bequests over the years to be used for renovations. We would need to raise approximately \$1 million for Scenario 1 and \$2 million for Scenario 2. Based on what is usually possible according to SP&R, Scenario 1 is probably doable, while Scenario 2 is probably not. That said, if the desire is there, coupled with the willingness to give, Scenario 2 could be done. Part of the funds in our savings are from the last capital campaign, which was started and then ended when financial difficulties arose. Funds not spent on the school building remain and can be used for the school building in the future. We are currently within \$3,000 of reaching our Call to Share goal and consistently have one of the highest participation rates in Johnson County.

**11. Why do we think it's feasible to renovate the 55th St. Wing unless the archdiocese turns it into apartments for retired priests?**

The archdiocese taking the wing and paying for the renovations for priest housing, though a long shot, is the best chance for keeping the 55<sup>th</sup> St. wing.

**12. How much money would St. Pius save if we didn't have to maintain the 55th St. wing?**

Energy Solutions Professionals estimates the cost of maintaining the 55<sup>th</sup> St. wing to be \$22,000 to \$25,000/year. This does not include any major capital expenditures.

**13. What could be done with \$500,000 of the reserve plus mothball the 55th wing?**

Mothballing the 55<sup>th</sup> St. wing is not a viable option. If we value it enough to keep it, then we should value it enough not to let it molder and crumble, which it is literally doing. As a responsible member of the community, we cannot let it become derelict or an eyesore.

**14. How much more does Scenario 2 cost?**

Scenario 2 costs \$1 million more.

**15. Why is renovating the 55<sup>th</sup> St. wing to use as a business opportunity not a good idea? In other words, why not pay the appropriate business taxes? How viable is it as an "investment property"? Do we have any feasibility info on that?**

The initial investment required to repurpose the 55<sup>th</sup> St. wing is prohibitive. The estimated cost of Scenario 2 is to continue using it *just as we are now*, not to make it suitable for use as a school, or daycare, or office, or residential property, which would require another two to five million dollars. Assuming we could borrow enough money to do that, and assuming we could get permission from the archdiocese to take on that kind of debt, commercial real estate development and speculation is a high risk venture, even for those who have experience and know what they're doing, which we don't.

**16. Why can we not generate rental income from just the Woodson St. wing?**

The parish will make full use of the Woodson St. wing. We could occasionally rent space to appropriate outside groups, but we could not give up access to part of our facility on an ongoing basis.

**17. Are contingency costs accounted for?**

Contingency costs would be built into the renovation budget.

**18. What does the contractor cost cover and how much of it goes to what?**

The contractor cost quoted is based on a design build approach. To have the general contractor oversee the actual work there would be an additional cost.

**19. What money from bequests is available?**

We have \$700,000 in undesignated bequests and savings which can be used as we see fit.

**20. How much money do we have now? How much do we need to raise and by when?**

We now have \$700,000. In order to begin construction, a good rule of thumb is to have 50% of the total cost of the project in cash on hand with the remaining cost covered by outstanding pledges.

**21. If we renovate 55th St. what can we rent it for?**

Scenario 2 does not provide for renting 55<sup>th</sup> St., only for continuing to use it as we now are. Spending the additional millions that it would cost to repurpose the wing so that we could rent it, is not one of the options being considered.

**22. Did you know that Guardian Angels owns Papa John's on Westport Road? They pay the church rent. Before Papa John's they owned a gas station in the same location.**

That is a separate structure, not part of the church/school physical plant.

**23. What financial stake does Bob Miller's company have in each scenario? Hiring a parishioner seems like cronyism.**

Bob Miller's company, Energy Solutions Professionals, has no stake in either scenario. They performed a one-time service. The parish issued a Request for Proposal (RFP) inviting any interested company to submit a bid for a Feasibility Study. ESP was one of 4 companies who responded. They were selected because their proposal was good and their bid was the lowest, not because Bob is a parishioner.

**24. What measures will be taken to protect against fraud?**

Stringent measures are already in place and have been since the embezzlement 17 years ago. We follow archdiocesan guidelines. Our procedures for handling money are routinely evaluated by the auditor from the archdiocese and we follow any recommendations arising from that. We make every effort to be in full compliance with best practices.

**25. Who is going to be in charge of the capital campaign fund?**

Contributions to the capital campaign will be handled as all contributions are, which are counted and deposited weekly by our money counters. Marie Drummond, the parish accountant, keeps account of all income and expenditures. She submits monthly financials to the Finance Council and the capital campaign account would be part of that. A summary is posted every month on the bulletin board in the Gathering Space. All payments to the contractors will be reviewed by the archdiocesan Director of Real Estate and Construction, Leon Roberts.

Who is going to be in charge of/working on the capital campaign is still to be determined. **Volunteers are welcome.**

**26. What interest will be earned on the capital campaign funds?**

Funds deposited in the Deposit and Loan Fund currently earn 1%. This is a variable rate and will be adjusted as interest rates rise.

**27. Will money raised above the cost of the renovation stay in the parish?**

Yes.

**28. The savings account seems low compared to annual income and estate income. Why?**

Prior to the school merging, we were operating at a significant deficit. Money was being taken out of the fund from the previous capital campaign every month to cover basic operating expenses. After the embezzlement was discovered, the parish had to borrow \$400,000 from the archdiocese to cover things such as the employer contribution to FICA for teachers and other fulltime staff, which we learned had not been being paid. Through the careful management and stewardship of Fr. Ken and the Finance Council over the years, the entire loan from the archdiocese has been repaid, the money drawn from the capital campaign fund has been replaced and bequests added to it as they have come in. We live within our means, paying for our operating expenses with regular offertory giving. Our parish is now debt free and we have \$700,000 in savings, for which we can be proud and thankful.

**29. Can we expect any money from the Archdiocese?**

No.

**30. How many other bids were considered?**

The figures cited in the presentation were estimates provided by Energy Solutions Professionals, not bids. There will be a formal bidding process.

**31. Does our annual income really average \$1,500 per family? (750,000/500)**

Yes (although last year was a good year; the year before it was \$1,200). Based on the demographics in the parish boundaries, that is about 1.2% of average family income. Protestants give 2%. Old Testament said 10%. Jesus said to give up all and follow him. Just to put it in perspective.

**32. What is the potential annual profit of having a daycare?**

We don't know. We do know that when the parish had a daycare back when the school was here, it consistently lost money. The fact that there are so few daycares, particularly ones that offer infant care, would seem to indicate that it is not easy to make a profit at it.

**33. Would a portion of the capital campaign money go to the archdiocese?**

No. Money raised in a capital campaign is not currently subject to tax.

**34. What is the cost of doing nothing, of continuing "as is"?** Needed maintenance was deferred during "the austerity years," when we were struggling to recover both from the embezzlement and from the large operating deficit that developed prior to the school merging. Deferred maintenance means that now issues must be addressed to keep our facility from seriously deteriorating. Conditions that are pressing are going to become urgent, leaving us with limited options and escalating costs. Doing nothing is no longer an option.

**PROCESS**

- 1. When will the construction start?** There has not been a time table set yet.
- 2. Can the renovation be done in stages, with the most pressing issues, like lighting, heating and air conditioning, done first?** Yes
- 3. What is the rough timeline for decision/demolition/renovation?** Feasibility study and capital campaign could take through close to the end of year. Decision cannot be made on extent of remodel until the results of the capital campaign are known. Timeline for demolition/renovation is dependent on how soon funds are available.

4. **If you spend \$220,000 to tear down the 55th St. wing, how do we know the rest of the dream will happen? Couldn't it end up like Mission Mall?** Tearing down the 55<sup>th</sup> St wing is probably one of the last things to happen.
5. **How and who will make the decision? Will it be decided by a committee or by a vote of the parish?** The final decision is made by Father Ken with advice from Parish Council and Finance Council and from consensus feedback from the parish.
6. **Will parishioners have other opportunities to give input?** The next opportunity to provide input will be through the feasibility study that is kicking off. Everyone is encouraged to take part.
7. **Will we want to have enough money raised before we start?** The Diocese has processes in place that the parish must follow. Before the remodel/renovation can begin, 50% of money must be in hand and the rest must be pledged. If the renovation is done in phases then before a phase can begin it must also meet the same standard for money on hand and pledged.
8. **What happens if we make the decision and don't fund it?** We cannot make a final decision until we know what funds will be available.

#### REPURPOSING 55<sup>TH</sup> ST. WING

1. **What is the current cost of housing priests?** We are not sure what you mean by this question. The current cost of housing priests varies by the location, type of housing, number of priests at the locations, etc. If you were referring to retired priests, the answer would be the same, as we do not currently have a residence for retired priests.
2. **Was there a formal presentation to the archdiocese that included the priests involved and addressed their needs?** The archdiocese has surveyed all of the priests to help determine their wants and needs with regard to retirement housing. There is a retirement committee charged with all things related to retirement, including producing the information necessary to evaluate different alternatives for a possible retirement residence for priests. This work is just getting underway.
3. **Is it possible to go back to the archdiocese after the analysis is done?** There will be a process where the results of the work of the retirement committee will be discussed by the priests and feedback gathered, before any decision can be made.
4. **Could the parish have an open house and invite the priests to view the property so they can bond together to petition the archdiocese? What about a Facebook campaign?** Yes, those could be options. Volunteers?
5. **What are the objections of the archdiocese to turning the 55<sup>th</sup> St. wing into housing for retired priests?** There are no formal objections at this time, the evaluation work just hasn't been done.
6. **What would be the scope of services offered to retired priests if the 55<sup>th</sup> St. wing became apartments? For example, could they receive medical care, meals, etc?** All of this will need to be determined.
7. **Can we petition the Archdiocese?** I suppose you can petition the archdiocese anytime on any matter.
8. **Why does the retirement housing have to be limited to retired priests?** Our idea was that retired priest housing would not endanger our tax-exempt status, the neighbors shouldn't be too rowdy, we would love to have a community of priests at SPX and best of all, we wouldn't have to pay for the renovations.

## STATISTICS

1. **What is the age distribution of our parish families? (20-40 yr, 41-60 yr, 60+)**
  - a. 20-40 = 277 41-60 =251 60 + =338 Average age is 50
2. **How many families are in the parish?** 540
3. **How many students does St. Pius now have at JP II?** 23

## USE

1. **How are we using the 55th St. wing now?** Right now we are using the second floor for SOR on Sundays, September-May for one hour/week. The 3<sup>rd</sup> floor houses our cub scouts storage and meeting space. It also houses the Barn Players costuming and rehearsal space. There is one other room on the 3<sup>rd</sup> floor (former art room) that also serves as storage for an old girl scout troop. The 1<sup>st</sup> floor housed the Glowacki Room that is used for the Ukesters and other parish meetings as needed. The Glowacki Room also houses Elections several times/year. The old kindergarden room housed the Learn First Robotics Program. The old office serves as storage for the JP II auction and the safe in the office holds parish records. The circle drive serves as a kind of loading doc.
2. **Will you please make sure to consult the groups (Scouts, etc) who will need storage to help determine the size of closets, etc.** Yes, of course.
3. **Could Scenario 2 allow for 55th St. top floor to be rented out and use bottom two floors for church groups?** NO
4. **How many rooms does SOR need?** One room for the CGS Atrium, and then grades 1-8 but many of those classes can be or are combined combined. So we could get by with 5 or 6 class rooms.
5. **What is the expected use of 55th wing moving forward?** If we keep it, we will continue to use as we are currently. The Priests retirement quarters are a long shot at this time.
6. **Will the commodities space for St. Mary's Food Kitchen be taken away?** When closet space is created, I'm sure that space for commodities can be acquired. If not in the current space, perhaps we can create space in the kitchen area for that.
7. **If we tear down 55th and have only 8 rooms for parish groups/ministries, how will that impact new ministries (specifically Catechesis of the Good Shepherd, which requires a designated space)?** As we will move forward, I'm sure we will work very closely with Kathy about that. As I see it at this time, we will still have the "Children's Chapel" which will also be serving as the Atrium for CGS.
8. **Couldn't grades be combined in SOR for the sake of space?** Yes.
9. **How will we handle seasonal events, such as nut sale, auction, and craft sale? We have a need for a dedicated room for a specified time.** It's called scheduling. We will work it out.
10. **If we demolish/renovate, could one of the remaining rooms be the "seasonal projects" room?** NO, that is called a dedicated room



11. **Why can't community groups like the Barn Players use the Woodson St. wing? Is this an opportunity to think creatively?** No, if we demolish 55<sup>th</sup> Street wing, what's left will be used for Parish activities. That's not to say that community groups could occasionally schedule some space, but no longer will they have dedicated space.
12. **How many hours per week is the 55<sup>th</sup> St. wing used for parish activities?** One hour on Sundays during SOR. Scouts use it 2 or 3 hours/week for meetings and then their gear is stored here as well. The rest of the time is sporadic.
13. **Would any of those activities be forced to meet outside of the parish if the building was demolished?** Not parish groups.
14. **What operations are lost with closing the 55<sup>th</sup> St. wing?** What operations? Hoarding operations? All of it is negotiable. The Parish needs will continue to be met.
15. **Will there be any dedicated rooms left? If yes, what?** Only the Children's Chapel/CGS Atrium. There will be the Glowacki Room and that will be a shared space for meetings
16. **What are we going to do with the space if the 55<sup>th</sup> St. wing is gone?** No decisions yet at this time. If we renovate, it is to only use it as we are currently using it. See Suggestions and ideas on next page.
17. **Would we demo rooms that we would eventually need?** No, we have MORE than we need now. How do we best utilize what we have? By reducing what we currently have. Leaving the buildings "as is" is not an option.

## **SUGGESTIONS & IDEAS**

### *Scenario 1: What to do with land*

1. Gaga ball pit
2. Shed for extra storage
3. Rosary Garden
4. Perpetual Adoration Chapel or “daylight” Adoration Chapel
5. Outdoor Stations of the Cross
6. Greenhouse
7. Sell to developer
8. Knights of Columbus

### *Scenario 2: What to do with the space*

1. Retirement rooms for Sisters of Charity
2. Space for Duchesne Clinic
3. Hydroponic garden
4. Homeless shelter
5. Bring school back
6. Find nonprofit groups to rent
7. Add another elevator, if we keep it.
8. Move rectory to school building and sell current rectory
9. Catholic Cemeteries could move from 38<sup>th</sup> & State Ave.
10. Catholic preschool/daycare/infant daycare
11. Offer programs to parish and community, e.g., parenting classes.

### *Sanctuary*

1. Sound, HVAC, paint, beautify altar
2. No carpet, tile instead
3. Cost savings: no cushioned seats=no one cleans them

### *Other*

1. Save \$165K from Scenario 2 by eliminating new carpet and upholstery from church and leave Glowacki Room alone for now.
2. Get a good market survey for daycare, retirement center, retreat center
3. Use lot south of church as a Catholic Cemetery specified to cremains.
4. Conventional wisdom says that one third of parishioners contribute money to the church and 20% of givers give 80% of all church funds, so to get a better handle on potential fundraising, survey the 6-7% of parishioners who give the most and ask their opinion on how much might be given. Also, make a special effort to assess the potential of the 66% who do not usually give.

5. Assess % of parish who are elderly (65-70, 70-80, 80-90). Assess the degree of giving. Assess future potential of income for parish.

## **OPINIONS**

*"If we keep both buildings, why do you believe it will be different after the remodel?"*

*"West Addition: tear down unless we have firm paying renters to lower costs. Balance of old school: remodel for parish use or renters (non-profit). Replace or update the boiler. Vote for #1. I think a 4 year is feasible. "*

*"Really need to replace boilers and air conditioning."*

*"Survey of parish—very good."*

*"I've been in several rooms and they are all full of relics and are storage areas. If we "clean house" we may find that we have more space with just the Woodson St. wing."*

*"I don't really see why this is a question. The 55th St. wing doesn't make sense to keep."*

*"Think we should keep things as they are."*

*"Scenario 1: \*Financially conscious choice."*

*"Scenario 2: 1 million more. Campaign depends on excitement. How excited are people about keeping unused 55th Street wing? How sentimental is the parish about this wing?"*

*"Need to push—that if don't do something that we will be closed down."*

*"I would like to keep everything (including the land) but if the parish wants to tear down 55th wing I want something of value back in return—people need to be inspired and get excited. It would be even better if that would also help address new (and younger) families."*

*"I fear that much of the parish that is making the decision/fate of our building for the next 20+ years won't be alive that long and is not being open-minded about this process. The school is now JP11, we need to get past that decision and focus on St. Pius X"*

*"Doesn't sharing space build community? Pope John XIII"*