

Building the Beacon of Hope:

Capital implementation of our vision at St. Gabriel

December 5, 2018

Dear Parishioners,

I pray that you're well. In this letter, I wish to provide an update to the parish with regards to ***Building the Beacon of Hope***.

On November 15, leadership heard the results of the feasibility study as presented by Katie Shouplin, who directed the study through Walsh & Associates. Attached to this letter are some of the highlights of the study. Based on current and recent past levels of sacrificial giving at our parish as well as nearly all positive and enthusiastic feedback, Walsh & Associates believes that **within a three-year campaign, St. Gabriel Parish can raise \$1.5 to \$2 million to fund the mission of *Building the Beacon of Hope***. Let that soak in, because that is very good news!

Our parish leadership and I are deeply grateful to each of you who took time to help our parish understand the tremendous support that exists for Building the Beacon of Hope. While a small percentage honestly remain skeptical of the project or are not in favor of it, everyone who participated in the feasibility study provided thoughtful, prayerful, and helpful feedback. To one-and-all: THANK YOU!!!

While the feasibility study delivered **truly** great news, it also announces a sobering but achievable challenge. Through God's ever-present Grace and with full confidence in His clarion call forward, our parish has discerned well and is now electing to follow a path that will ask a lot from all of us and not simply for the near future. As you'll note on the attached highlight sheet, the conceptual design cost estimate totals \$5.64 million. Our parish will obviously need to approach this in phases, which is roughly outlined in the financial estimations on Page 4. If we stick to the plan, we are committing ourselves to realizing the breadth of this project for the better part of the next decade. That is going to require a lot from us – more than just money – but courage, perseverance, faith, energy, and above all prayer.

Our campaign goal for the first phase is \$2.7 million. That number represents a cautious estimate of what demolishing the old convent, moving the playground, and building the new gymnasium/cafeteria could cost in late 2020. This cost estimate is higher than our report because, the Archdiocese recommends that we factor in a 10% construction cost increase for each year after our original cost estimate. While it's very likely that construction costs will increase, it's also likely that St. Gabriel will be able to begin the project before we see such a steep increase in costs. It's also important to keep in mind that the current cost estimate is based on a conceptual design, which is to say that we will engage further design phases with the need to reduce costs while ensuring the mission needs remain intact and answered.

Our Lord has asked St. Gabriel and St. Bridget to become the brightest beacons of hope within our two counties, and we have since taken up His call. He is now asking St. Gabriel Parish (and St. Bridget through their own capital projects) to ***Build the Beacon of Hope***. I know that we will all sacrifice our best for the future of our parish, our community, and especially for our Lord, whose generous sacrifice on the Cross continues to fill our hearts with the bright light of eternal hope.

Sincerely,



Fr. Dustin Boehm – Pastor

On November 15, members of an *ad hoc* committee as well members of our parish's finance council met with the director of our feasibility study, Katie Shoumlin, in order to receive the results of said study. Per the feasibility study and Walsh & Associates, it was Katie's recommendation that our parish move forward with a capital campaign.

On November 26, the two groups (minus Katie Shoumlin) met again in order to consider further the feasibility and the level of financial support within the parish in comparison to the stated challenge goal for completing the first phase. In other words, the feasibility stated that our parish is capable of raising \$2 million and we need to raise \$2.7 million in order to meet the projected costs of phase 1.

Fully aware of the challenge that lies ahead, both groups unanimously voted in favor of following the recommendations of Walsh & Associates and beginning the capital campaign for phase 1 with a challenge goal of \$2.7 million.

Ad Hoc Committee members present

Sue Barth*
Mike Davidson*
Larry Hinkle
Kelli House*
Ed Keller*
Kathy Mackey*
Josh Marszalek*
Pam Rader
Judy Showalter

Finance Council members present:

Cindy Bernzott
Anne Hart
Lindsey Keal
Steve Kiefer
Melissa Myers
Paul Nobbe*
Jim Rigling

**Building Committee member*

On November 29, Fr. Dustin and members of the building committee met with representatives of the Archdiocese of Indianapolis. We presented to them the recommendations of Walsh & Associates, the results of the feasibility study, as well as our parish's basic campaign strategy concerning finances. That basic strategy can be found after the feasibility highlights on Page 3.

All costs projections are based on the Hybrid Conceptual Design, which is also attached, and comes from Miller Valentine Group (WWW.MVG.COM).

On the next page is the feasibility highlight attachment, along with a basic plan for phasing and timeline.

Note: If any parishioner wishes to view the entirety of the feasibility results, please email Pam Rader in order to set up a time to come in and view them.

BUILDING THE BEACON OF HOPE FEASIBILITY STUDY HIGHLIGHTS

Parish Participation: 139 respondents

26 Interviews (40 people)

99 surveys

Questions of parishioner's knowledge and support about the needs

1. Level of satisfaction w/ St. Gabriel and programming:

Satisfied to very satisfied: 131 respondents/95%

Somewhat dissatisfied to dissatisfied: 7 respondents/5%

2. How well informed are you about the needs giving rise to the specifics of the project?

Well informed to general knowledge: 135 respondents/98%

Very little to uninformed: 3 respondents/2%

3. Overall, how important is it to address the needs?

Very important to important: 121 respondents/88%

Nice-to-do to not needed: 17 respondents/12%

4. Individually rating the importance of the project's aspects:

Need	Very Important	Important	Nice to Have/Do	Not Important
1. New Gym	85 / 63%	33 / 24%	15 / 11%	2 / 1%
2. New Cafeteria	94 / 69%	24 / 18%	17 / 12%	1 / 1%
3. Additional classrooms for our school	73 / 54%	38 / 28%	20 / 15%	4 / 3%
4. New multi-use Parish Center	68 / 51%	32 / 24%	27 / 20%	7 / 5%
5. Improved playground and park areas	55 / 40%	39 / 29%	35 / 26%	7 / 5%

5. Were you aware the church was considering this capital campaign?

Yes: 122 respondents/90%

No: 13 respondents/10%

6. With what level of acceptance would parishioners receive this campaign?

Excellent to good: 103 respondents/72%

Fair to poor: 40 respondents/27%

Questions of support:

1. Would you accept a campaign leadership position?

Yes: 11 respondents/8%

Maybe: 25 respondents/18%

2. If not leadership, would you consider another capacity?

Yes: 43 respondents/32%

Maybe: 54 respondents/40%

3. Will you make a gift (financial)?

Yes: 98 respondents/73%

Maybe: 29 respondents/22%

No: 7 respondents/5%

3-Year Capital Campaign

PROJECTED COSTS	Phase 1: \$2.7M	Phase 2: \$2.2M	Phase 3: \$1.75M
CONSTRUCTION COSTS IF WE BUILT TODAY (11/2018)	\$2,270,000	\$1,885,000	\$1,475,000
Construction: New gymnasium/cafeteria	\$2,200,000	\$0	\$0
Demolition: Old Convent	\$70,000	\$0	\$0
Demolition: 1926 Building, prepare ground for construction, beautify ground	\$0	\$980,000	\$0
Construction: add 3 new classrooms to current 1957 building	\$0	\$905,000	\$0
Construction: Church Canopy and Community Room			\$1,475,000
Projected additional cost for construction in 2020 (10% p/year compounded)	\$476,700	\$0	\$0
Architectural Fees (3% of projected construction costs in 2020)	\$82,401		
Campaign Budget: Walsh & Assoc.	\$102,000	\$115,000	\$130,000
Unfulfilled Pledges (assuming 5% attrition)	\$113,500	\$188,500	\$147,500
Goal w/ attrition	\$3,044,601	\$2,188,500	\$1,752,500
Goal with 0% attrition (Net)	\$2,931,101		
Current Building Fund Account	\$ 138,238		
Alotted General Savings for Parish (Nov. 2018)	\$ 40,000		
Alotted General Savings for School (Nov. 2018)	\$ 30,000		
Alotted from Parish Checking (Nov. 2018)	\$ 10,000		
Campaign Challenge Goal (3-years)	\$2,712,863		

PROJECTED COSTS	Phase 1: Compounding Cost	Difference between construction costs in 2018
Construction Costs in 2018	\$ 2,270,000	
Plus 10%	\$ 227,000	
Construction Costs in 2019	\$ 2,497,000	\$ 227,000
Plus 10%	\$ 249,700	
Construction Costs in 2020	\$ 2,746,700	\$ 476,700
Plus 10%	\$ 274,670.0	
Construction Costs in 2021	\$ 3,021,370	\$ 751,370
Plus 10%	\$ 302,137	
Construction Costs in 2022	\$ 3,323,507	\$ 1,053,507
Plus 10%	\$ 332,351	
Construction Costs in 2023	\$ 3,655,858	\$ 1,385,858
Plus 10%	\$ 365,586	
Construction Costs in 2024	\$ 4,021,443	\$ 1,751,443

PHASE 1: BASIC CAMPAIGN OUTLINE		
Time Period	Percentage/ Dollar of Goal Pledged	Percentage/ Dollar of Goal Collected
Pledge Period: to end by May of 2019	74%	0%
May 2019 - June 2019	80%	10%
End of Year 1: May 2020	100%	50%
End of Year 2: May 2021	100%	75%
End of Year 3: May 2022	100%	100%
Pledge Period: to end by May of 2019	\$ 2,007,519	\$ -
May 2019 - June 2019	\$ 2,170,291	\$ 271,286
End of Year 1: May 2020	\$ 2,712,863	\$ 1,356,432
End of Year 2: May 2021	\$ 2,712,863	\$ 2,034,647
End of Year 3: May 2022	\$ 2,712,863	\$ 2,712,863

Actions to be taken

Begin Design Process, Bidding/Hiring of Architect
 Bidding/Hiring of Contractor, acquire loan from Archdiocese
 Have already broken broken ground
 Completing Phase 1, prepping for Phase 2 Campaign

Becoming the Brightest Beacon of Hope: a historical timeline of mission development for the linked parishes of St. Gabriel and St. Bridget

February 4, 2016: Archbishop Tobin announces decision concerning *Connected in the Spirit* for the Connersville Deanery. Within his letter, the Archbishop required that the newly-inked parishes of St. Gabriel and St. Bridget address the issues of deferred maintenance.

Spring/Summer of 2016: Both parishes formed their own respective task forces in order to report (in order of priorities) each parishes' critical issues of deferred maintenance. Those reports were submitted to the newly combined Pastoral Council of St. Gabriel and St. Bridget. It was recommended by both the task forces as well as the Pastoral Council that our parishes hire someone who can assist us in formulating a 5-year pastoral plan based off of Pastoral Council commissioned mission/vision statements. This process would come to be known as *The Beacon of Hope* process. It was further recommended that the planning firm be able to help St. Gabriel address its issues of deferred maintenance in a way that enhances the pastoral plan and mission, rather than simply piecemealing our way through the deferred maintenance issues.

November of 2016 – Spring of 2017: The linked parishes of St. Gabriel and St. Bridget hired Chameleon Architecture to first lead our linked parishes through *The Beacon of Hope* pastoral planning process. This process proceeded in the following manner:

1. Collaboration Team (formed in the same month): This leadership team became the continuation of our Core Team from *Connected in the Spirit*.
2. Vision Survey: This took place in late December of 2016. These surveys asked open-ended questions of parishioners and sought their general insights about the parish as well as their hopes. It asked parishioners to think critically about our two parishes. 162 surveys were submitted.
3. Facilities Assessment: This was completed by head architect, Chip Williamson, in early January of 2017.
4. Separate interviews of pastor, Eric Atkins, staff, and select parish leadership bodies: This took place in January of 2017.
5. Six Town Hall meetings: These were working meetings open to all parishioners that took place between January and March of 2017. Each meeting garnered a combined 100 parishioners (approx.) from both parishes. Each meeting had its own topic to address/work on in light of the information garnered from all prior steps – Evangelization, outreach, working toward the vision through the mission, and facilities/deferred maintenance.
6. Concluding Survey: This happened in April of 2017 and garnered a combined 230 responses from both parishes. Its purpose was to confirm insights gained up to that point so that the Collaboration could begin formulating the final version of the 5-year Pastoral Plan.

Spring of 2017 – Winter of 2018: Formulation of the 5-year Pastoral Plan known as *The Beacon of Hope*: final plan consisted of two primary goals: Parishioner empowerment and befriending our neighbors. Among the many significant objectives in this final plan is the transformation/elimination of our combined Pastoral Council in favor of quarterly town hall meetings. We have since made this transition with a great deal of buy-in. Overall, *The Beacon of Hope* plan is underway and going well.

Building the Beacon of Hope: A historical timeline of mission-based capital improvement for St. Gabriel Parish

Winter of 2018: Now began the next leg of the process for what has become known as *Building the Beacon of Hope*. In this portion, St. Gabriel's Collaboration team members focused on the facilities at St. Gabriel for the purposes of addressing significant issues of deferred maintenance through a mission-based approach. This process and its designs are dependently linked with and are the fruits of the 5-year pastoral planning process that produced *The Beacon of Hope*. *Building the Beacon of Hope* is the 2nd phase of what Chameleon Architecture was hired to lead us through – but this portion focused solely on St. Gabriel.

Winter of 2018 – April of 2018: Pastor, Collaboration Team, School Leadership and Chameleon Architecture began an internal exchange of ideas, insights, **and** hopes as to how our newly created mission as articulated in the *Beacon of Hope* plan might be enhanced through facilities.

April 29, May 10-11, 2018: Chameleon Architecture and the Collaboration Team presented two conceptual designs to St. Gabriel parishioners: "The Park/Gravel Lot Solution" and "The Infill Solution." It was intended that one of the two designs would be the project scope for *Building the Beacon of Hope*. Miller Valentine Contractors estimated that the conceptual cost estimates for either design would total \$5.29 million.

May of 2018:

1. Archdiocese of Indianapolis granted permission for St. Gabriel to pursue a feasibility study.
2. A Building Committee for St. Gabriel was established and convened. The Collaboration Team disbanded. The building committee commissioned a survey that sought parishioner feedback concerning the two conceptual designs that were presented. 96 surveys were completed.

June – October of 2018

1. Based on survey feedback and building committee concerns, St. Gabriel commissioned Chameleon Architecture to provide a third conceptual design known as "The Hybrid Solution." Miller Valentine Contractors estimated that the conceptual cost estimates for the design would total \$5.63 million. "The Hybrid Solution" was presented at all weekend Masses for parishioner viewing and was the project scope for *Building the Beacon of Hope*.
2. St. Gabriel interviewed firms for leading the feasibility study and capital campaign. Walsh & Associates was hired.

October – November of 2018:

1. Walsh and Associates conducted a feasibility study. The results predicted that St. Gabriel parish can raise \$2 million over three years. 139 parishioners participated. Despite a Phase 1 cost estimate of \$3 million, Walsh & Assoc. as well as St. Gabriel Finance Council and members of an *Ad Hoc* committee, all believe we should move forward with *Building the Beacon of Hope* according to the Hybrid Design.
2. St. Gabriel parish met with the Archdiocese of Indianapolis and requested permission to move forward according to the recommendations of Walsh and Associates.