



St. Joan of Arc Capital Campaign FAQ

Q: Why do we need a capital campaign?

A: Our church has stood as a testament to our Catholic Faith for 85 years, and restoration is needed to preserve the structural integrity and historical character of St. Joan of Arc.

Q: How were these items prioritized?

A: St. Joan of Arc Centennial Facilities Usage Team, Parish & Finance Councils and Father Guy worked together to identify the needs of the parish. Additionally, parishioners were surveyed through a Feasibility Study to determine the church's priorities.

Q: When will renovations start?

The archdiocese requires that we have 100% of the pledges and 50% of the required money in hand before St. Joan of Arc starts renovations and restorations.

Q: Will the archdiocese receive any of this money?

A: No. 100% of your pledge will go to St. Joan of Arc and the Centennial Campaign initiatives.

Q: Who will be asked to support this campaign?

A: While it is not feasible to meet with all parishioners individually, all families registered at St. Joan of Arc will be afforded the opportunity to participate in this effort.

Q: Why is the campaign seeking pledges?

A: Pledge periods provide all donors the opportunity to contribute sacrificially what they otherwise might not be able to give under a shorter timeline. Pledges to the campaign will be made payable over five years.

Q: Why am I being asked to make a down payment on my pledge?

A: Initial down payments provide our parish the necessary cash flow to adequately address our most pressing needs. Down payments of ten percent are encouraged and appreciated.

Q: Who gave us this plan?

Parishioners began working on this plan in 2012. The Centennial Facilities Usage Team met monthly to evaluate the last master plan (2003), detailed what has been accomplished since that was developed, what areas need critical attention, and what would strengthen our physical plant for at least the next two generations (40-50 years). The committee includes architects, an engineer, and others with experience in parish programming & physical space needs. The committee members are: Greg Rasmussen, Chair, Renee Cachillo, Nick Koon, Scott Rosenfeld, Lori Anderson-Werner, and Molly Ellsworth, Staff, with input from Michael O'Brien, and Jim Turner

Q: How should I read this budget?

The first column names the major project areas (HVAC, Freshen Interior, Floors, Organ Restoration etc.) with some generalized information. The next column is the estimate (or in some cases quotes) for each major area. That column adds up to roughly \$5 Million. The third and final column is a budget should we reach the ideal budget of \$7.8 Million. If we are able to accomplish everything on our list we will not likely need to do any major capital improvements for close to 50 years.

Q: How was the budget for this project derived?

The committee used the budget from the 2003 Master Plan for similar items in the budget as a starting place. The committee typically took the highest number and adjusted it for inflation as well as using their industry knowledge to estimate. The HVAC estimate was given by an engineering firm that is interested in working with SJOA on the project and corroborated by the engineer (who does not work for said firm) on the committee. The Stations of the Cross, organ and flooring are actual quotes from vendors. The committee began meeting monthly in 2012 to assess the needs of the physical plant for the entire parish (Church, Church Office/Rectory, & School) and to develop this comprehensive plan.

Q: Did anyone ever ask how much it would have been to engage the former engineering company to update the budget to current dollars.

No.

Q: It appears the projects are listed in order of need/importance. Is this the case?

Yes. The responses from the feasibility study dictated the order of need and importance.

Q: \$14,000 is broken out for decorative paint restoration and seems to be significantly underestimated.

This is a quote to restore the original oil paintings of the Stations of the Cross. The quote is for \$1,000 per painting.

Q: I assume that money will be borrowed, backed by our pledges, and that there will be some interest expense. What is that process & rate?

For all building projects within the boundaries of the Archdiocese, parishes are required to have 100% of pledges and 50% of cash in hand before beginning a project. The option does exist for us to borrow money from the Archdiocese at the rate of 3.75%. This rate has been static for at least the last 4 years and is not likely to change. We may or may not need to borrow money since our projects are not likely to occur simultaneously. The Archdiocese did encourage us to borrow from the rather than delay any part of the project if cash flow became an issue.

Q: What happens to money that is leftover in our contingency fund?

We'll add the money to the Church endowment for capital improvements. We'll be able to use the interest from the principle to pay for added utility costs of air conditioning and capital improvements to the church.

Q: What about the existing boiler?

The boiler is inspected and serviced annually and on an as needed basis by professional contractors. The distribution pipes and radiators are not leaking.

Q: What is stratified air conditioning?

Stratified air condition simply means we'll condition the occupied portions of the church. Rather than attempting to condition the entire space we'll only condition the first 20-30 feet in the Nave and Sanctuary, the cry room, bride's room, reconciliation room and the choir loft/organ room & the organ pipes if necessary.

Q: Will there be exposed duct work?

While we have met with engineers, and we have an engineer on the committee we do not yet have a designed system. With that being said, our intent is that there will be no visible structural changes to the interior of the Nave or Sanctuary. That means no exposed duct work.

Q: From where will the air drop in the ceiling?

The engineers we met with are not parishioners but worship with us frequently and have ideas of how to accommodate the air drop. One plan is to use existing duct work (side panels near the floor on either side), and a novel idea is to use the existing fans from above the Mary & Joseph altars to push extremely chilled air out to the nave and it will warm to a comfortable temperature by the time it drops to the people. Please be assured that we do have an engineer on the Centennial Facilities Usage Team.

Q: Freshening the interior for \$650,000 sounds excessive, why is it so expensive?

The committee of architects, engineers & other lay people used the Master Plan from 2003 to estimate the cost adding for market trends and inflation. The 2003 Master Plan states that cleaning and restoring the decorative paint, walls, ceilings, cornices, and sanctuary steps will cost (in 2003) \$420,000-\$650,000. We used the high end of the estimate for the planned budget.

Q: Does the quote for the floor include removing the tile and asbestos abatement?

Of the estimated cost for the outlined plan, we have actual quotes (rather than estimated from the 2003 Master Plan & estimates + inflation) for the floor and the organ restoration. The floor quote does include asbestos abatement, tile removal, pew removal, floor repair, laying of an epoxy terrazzo floor and reseating of the pews. This quote is from Santarossa Mosaic & Tile Co. they have a long history with St. Joan of Arc professionally and personally. We are allowed to leave asbestos where it is as long as it is non-friable, we inspect it annually, and have properly trained personnel on site to deal with any asbestos that becomes friable. The maintenance staff are trained annually.

Q: The organ repair seems expensive. And is the price \$225,000 or \$445,000? Can we get historic landmarks to help with that?

A full organ restoration including removing the console for restoration and reinstallation will cost \$445,000. Ideally we'll raise enough funds that we can complete the full restoration. We can accomplish restoring the absolutely necessary parts with the reduced \$225,000. We will look everywhere we can for grants or assistance given the historic nature of our church and its furnishings. Indiana Landmarks does not give grants to restore private residences or commercial buildings. We may qualify for the Marion County Historic Preservation Grant and will be investigating that further. Most of the grants awarded by Indiana Landmarks are under \$3,000. We did receive a \$15,000 grant from the Indianapolis Center for Congregations to help pay for fundraising.

Q: The clerestory windows - Are they being repaired?

Yes, the clerestory windows will be repaired as needed and protected. Presently they are bowing and possibly in danger of falling so we do need to do actual repair rather than only protecting them from further deterioration.

Q: ADA is excessive.

Presently a person in a wheel chair can roll up to the front door of the church but cannot access the interior of the church independently. Additionally, once inside the Nave of the church, the person in a wheel chair cannot worship without being in the aisle or randomly placed in the break in the pew. The reconciliation room entrance is not wide enough for a person in a wheelchair to negotiate independently and there is no way to access any restroom in the church building if wheelchair bound. Daily Mass is held in the chapel of the church which is not accessible if one cannot negotiate stairs. The 2003 CSO estimate for retrofitting the church for handicapped accessibility was \$170,000. We reduced the scope of the areas of accessibility for this plan.

Q: Electrical. Most of this would not be required if HVAC and lighting is not done

True. However, we experience frequent brown outs (or dirty power as our light bulb supplier calls it) and we want to make sure that as we preserve other systems we preserve and upgrade our electrical systems as necessary.

Q: Lighting. We just did lighting. We don't need more.

There are some areas of the church that continue to be dark (above the high altar and baldachin). We simply want to brighten up those areas while maintaining the subtlety of lighting we have.

Q: Do not touch pews or kneelers. The new kneelers would be extraneous if you don't do the floor or put in a softer surface like wood.

We'll remove the pews (and kneelers) and have them cleaned, polished, repaired etc. We're not going to have them stripped, re-stained & sealed. We think the 85 year old patina should remain. When they return we're hoping that with a new floor and repairs to the kneelers that the noise will be greatly reduced. If not, we'll look into solutions - perhaps extra padding on the feet and back of the pews. We're just looking to reduce the noise that the kneelers make upon raising and lowering during Mass.

Q: More than \$2 Million is allocated for items that are not brick and mortar. (Contractor/Contingency/Design/Consulting) Isn't that excessive?

Each of those figures is an industry standard and a percentage of the project. If the project is smaller in scope, these prices will decrease. We do have architects and engineers in the parish on the Centennial Facilities Usage Team and they have determined that these are standard when creating a budget for a project of this scope.

The general contracting fee is industry standard for hiring a general contractor to manage a project of this size and scope. The contingency fee is built into the budget to assist in paying for unforeseen expenses. For instance, we would use this money to pay for a minor roof repair should we discover an issue while repairing and repainting the ceiling. It's possible that we may not need any of this fund.

Q: I thought this was a church capital campaign. Why is the School included in the \$7.8 Million version of the campaign?

This is a parish campaign. Our main focus is the church which is why a \$5 Million campaign focuses exclusively on the church building. However, the school is in desperate need of roughly \$600,000 in immediate capital repairs. Additionally while we are very deliberate and strategic about our growth at the school, ensuring our ability to maintain the growth, we will have outgrown our building in the spring of 2016. We will be short by one classroom to maintain basic space needs for two class rooms per grade level and the various enrichment (PE, Music, Art, Resource, Title 1) services for which we are known.