EPIPHANY OF THE LORD
CATHOLIC PARISH
PARISH STUDY BY RCM

Last week we learned that RCM determined Epiphany of the Lord needs 38,560 square feet to efficiently run a parish of our size and accommodate for any anticipated growth/change in ministries. We presently have 149,384 square feet.

RCM gave us some advice and some possible options

In RCM's Experience with Church Families:
1. Doing nothing produces nothing.
2. Sacrifice towards a goal produces growth.

Possible options along with cost estimates are what our anticipated facilities budget (maintenance, operating expenses, etc.) would cost the parish over a 10-year period.

Option 1- Do nothing

- Repair facilities as needs arise; this would not necessarily address any of the safety/structural concerns RCM recommended looking at during assessment so we could expect further deterioration; "band aid" approach
- Continue paying annual maintenance expenses (~$778,200 over 10 years)
- Continue paying annual utilities (~$1,327,200 over 10 years)

Estimated cost: **$2,105,400**

St. Thomas

Sacred Heart

St. Stephen

Option 2- Maintain and Repair All Facilities

- Repair all facilities as recommended by RCM
- Continue paying annual maintenance expenses (~$389,100 over 10 years)
- Continue paying annual utilities (~$1,260,840 over 10 years)

Estimated cost: **$6,794,732**

St. Thomas	Sacred Heart	St. Stephen
Repair Campus	Repair Campus	Repair Campus

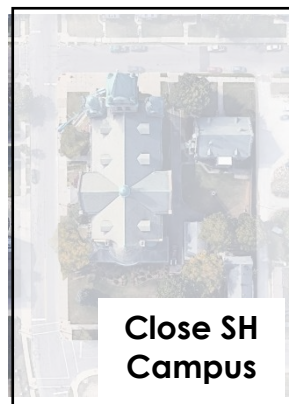# Option 3- Close Sacred Heart Campus

- De-commission Sacred Heart Church
- Sell Sacred Heart rectory & garage
- Repair all for St. Stephen and St. Thomas campuses per recommendations
- Continue paying annual maintenance expenses for St. Stephen & St. Thomas campuses (~$315,900 over 10 years)
- Continue paying annual utilities for St. Stephen & St. Thomas campuses (~$1,026,000 over 10 years)

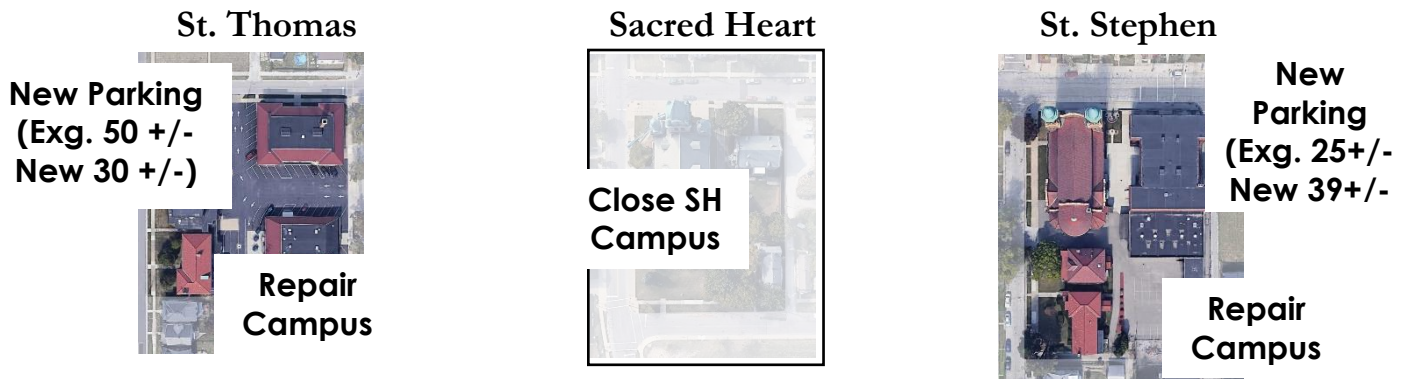Estimated cost: **$4,770,546**

St. Thomas	Sacred Heart	St. Stephen
Repair Campus	Close SH Campus	Repair Campus

Option 4- Close Sacred Heart, Fix St. Thomas and St. Stephen Parking

- De-commission Sacred Heart Church
- Sell Sacred Heart rectory & garage
- Repair all for St. Stephen and St. Thomas campuses per recommendations
- Continue paying annual maintenance and utility expenses for St. Stephen & St. Thomas campuses (~$1,341,900 over 10 years)
- Demolish St. Stephen School
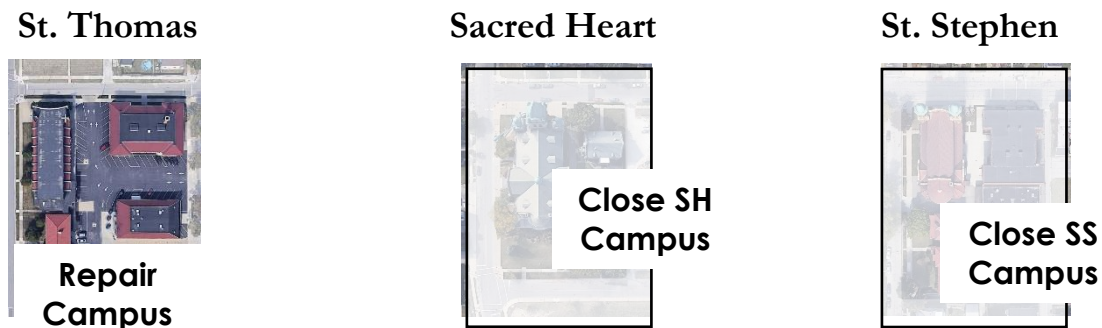- Demolish St. Thomas Gymnasium
- Construct new SS & STA parking lots

Estimated cost: **$5,335,876**

St. Thomas

New Parking (Exg. 50 +/- New 30 +/-)

Repair Campus

Sacred Heart

Close SH Campus

St. Stephen

New Parking (Exg. 25+/- New 39+/-

Repair Campus

Option 5- Close Sacred Heart and St. Stephen Campuses

- De-commission Sacred Heart and St. Stephen's Churches
- Sell Sacred Heart rectory & garage
- Sell St. Stephen convent, rectory, and school
- Purchase home adjacent to STA for new rectory
- Repair all St. Thomas campus per recommendations
- Continue paying annual maintenance and utility expenses for St. Thomas campus (~$527,850 over 10 years)

Estimated cost: **$2,186,244**

St. Thomas

Repair Campus

Sacred Heart

Close SH Campus

St. Stephen

Close SS Campus

Option 6- Close Sacred Heart and St. Stephen Campuses and fix St. Thomas Parking

- De-commission Sacred Heart and St. Stephen's Churches
- Sell Sacred Heart rectory & garage
- Sell St. Stephen convent, rectory, and school
- Purchase home adjacent to STA for new rectory
- Repair all St. Thomas campus per recommendations
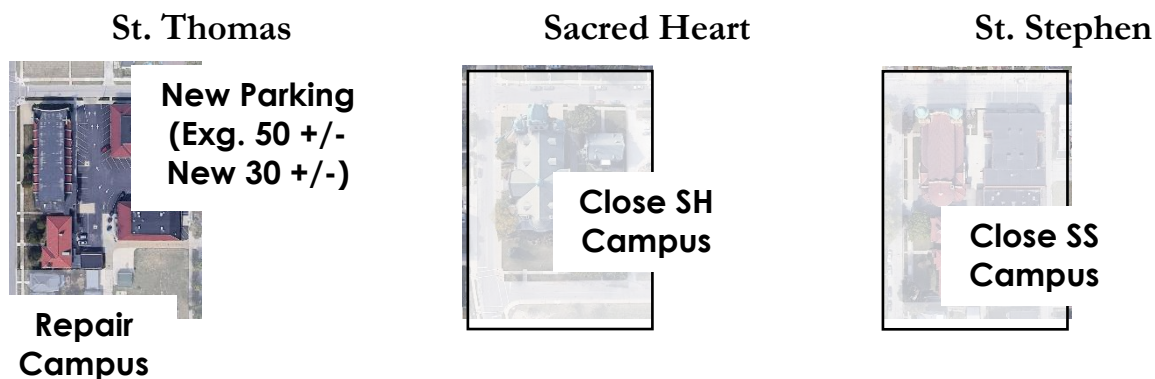- Continue paying annual maintenance and utility expenses for St. Thomas campus (~$527,850 over 10 years)
- Demolish St. Thomas gymnasium
- Construct new St. Thomas parking lot

Estimated cost: **$2,389,435**

St. Thomas	Sacred Heart	St. Stephen

New Parking (Exg. 50 +/- New 30 +/-)

Repair Campus

Close SH Campus

Close SS Campus

Option 7- Entirely new campus

- Decommission all 3 existing campuses
- Sell all marketable buildings
- Purchase new 2-3 acre property
- Build new campus, including
  - Church
  - Fellowship Hall
  - Business Office
  - Rectory
  - Parking Lot

- Estimated cost: **$17,486,400**

At this time, nothing has been decided. The Task Force will evaluate all the information as well as feedback from the September Parish-wide meeting. The bulletin and other means of parish communication (website, etc.) will be used to keep all apprised as we move forward.