

**Notes from Renovation Project Town Hall Meeting
October 11, 2018 at 7:00 PM in Borromeo Hall**

44 total attendance:

11 from Facilities, FC, Staff: Galen Grant (FCGA Architecture), Fr Mark Wiesner, Bob Lindberg, Mary Hengl, Karen Miller, Jim Oliver, Margaret Riley, Janie Wright, Mary Fair, Chris Siegfried, Gary Stimmell

33 Parishioners: Ann Crawford and Ralph Mele, Wayne Wright, Janet Kroepfl, Dennis Elchesen, Sandy Sladek, Donna and Bill Leach, Jo Howes, Kevin Drake, Elizabeth Ong, Holly O'Hagan, Daniel Goodman, Linda Galles, Kathy Allen, Jackie Orient, Brian O'Reilly, John Van Arsdale, Dave Hipple, Carolyn Siegfried, Doug Ratto, Bruce Nevin, Joanne Berven, Alyssa, Amanda and Kim Swinkels, Kate McCarthy, Phyllis and Steve Clearwater, Mike Ricard, Barbara Aylward, Linda Trame and Marybelle Aguiar

Fr Mark opened the meeting with a prayer.

Fr Mark noted that he spoke about renovation in his February state of the parish address. Growth of parish and ministries necessitated a review to look at facilities' needs to meet the growth. Gathering after Masses and for social events surfaced from an extensive evaluation reviewed by staff and pastoral, finance and facilities councils. Next step was to hire an architect to capture ideas to accommodate growth.

Fr introduced Galen Grant from FCGA Architecture in Danville. Galen reviewed the aerial view of the current campus and an overview of the working drawings highlighting the following changes:

1. Eliminating access lane through plaza and creating a new central plaza space
2. Enlarging the vestibule and the chapel
3. Adding a campanile with bells and a cross on northeast edge of chapel to improve the street view
4. Creating a covered area for shade outside of church and chapel to enhance gathering space
5. Enlarging the lobby to the Keeley Center and creating a coffee space
6. Extending the Hall into the courtyard with retractable doors to allow for separate spaces or a combined larger Hall
7. Enlarging the kitchen by expanding into courtyard
8. Adding a new meeting room at east end of courtyard
9. Adding a storage area to south end of church building
10. Changing the parking in front of the plaza
11. Remodeling the modular units or rebuilding modular space
12. Enlarging the storage shed

St. Charles cross remains although the cross that Jim added to the drawings looks like it is falling over (Cross was inadvertently omitted from drawings).

Bathrooms in church and KC will be brought up to code for ADA accessibility requirements. Galen noted that if a project is started costing \$160K or more, must incorporate new building codes, especially for ADA.

Galen shared the specific changes being proposed by referencing working drawings for the following spaces:

Chapel: Expand the space to accommodate up to 130 chairs for flexibility; adding a campanile with a cross and bells to create the look of a church from the street. Recommending addition of stained glass on the east and north facing corners behind the altar and tabernacle to beautify the worship space inside the chapel and for a visually stunning exterior from the plaza and street view.

Vestibule: Expand the vestibule in the church by bringing the entrance wall to the current outside east wall of the church and adding a wall with doors to separate the vestibule from the sanctuary. Will have tinted, frosted or etched glass so blocks some of the activity in vestibule, while allowing to see into the sanctuary.

Courtyard Remodel:

- Hall: Enlarge the Hall by adding a room into the courtyard with doors that can be opened or closed between Hall and added room.
- Meeting Room: Add a meeting room to the east end of courtyard with windows on one side to allow natural light.
- Kitchen Expansion and Remodel: Expand the kitchen into the courtyard about the width of the covered walkway.

Improve Street View: Add a campanile with 3 bells and a cross. Outside niche in the storage space in the coffee foyer will display art, scripture verse, mission statement or motto; display can be changed periodically. Shade structure arches will tie gathering spaces together and provide a shaded area for tables or seating.

Chapel View: Chairs set on an angle for flexibility for funerals, weddings and baptisms. Seating will increase from 36-40 to about 130. Will be able to bring in a casket. Stained glass proposed on each side of the altar and tabernacle but could be a different type of glass. Will put a piano in the chapel so can provide music for smaller liturgies as well as allowing the choir to practice before Sunday Mass, making the church a place for quiet reflection.

Wall separating vestibule from sanctuary: Will be glass and have doors from floor to ceiling. Fr Mark would like frosted or etched glass.

New foyer to Keeley Center: Will be enlarged to accommodate a coffee gathering space and a corner “coffee room”. Doors into KC foyer will allow light to illuminate it and open to expand the Hall.

Hall Expansion: Will be an added room providing flexible space that will open to the current Hall or can be used as a separate meeting room; will have windows on one side to allow for natural light.

Reviewed the campus overview drawings to highlight some of the other changes:

1. Adding a hammerhead in rear southwest corner for fire trucks and emergency vehicles. Eliminating the access driveway in the plaza between church and KC requires creating a hammerhead so all emergency vehicles can reach every building within 150 feet and turn around on the property.
2. Adding additional row for north and south facing parking spaces using some of the vacant land
3. Enclosed garbage bins
4. Expanded storage shed
5. Adding storage, music rehearsal and video production rooms to south end of church
6. Adding an office building in front of modular unit so all the staff can work in a combined space

Questions and responses /R/ from Fr Mark or others as noted:

Janie Wright: Can we expand into the vacant lot? Bob Lindberg /R/: We currently have a conditional use permit for the campus but will apply for a new conditional use permit that includes the entire project, expansion into vacant lot regardless of when the renovation is started. Once have a new conditional use permit can complete

the renovation. Emphasized that we may do what is proposed in two phases or over several phases over several years.

Mike Ricard: What are the plans for the modular? Remove them? /R/ Remodel them to include a staff kitchen area where they can eat together, something we currently don't have.

Barbara Aylward: How many parking spaces? Galen Grant /R/: Just working drawings; have not determined number of parking spaces.

Chris Siegfried: Entrance into the property on east driveway? /R/: Add an arch to complement the shade structure in courtyard. Measured driveway and can accommodate three lanes; far left and right for exit and center lane for entrance.

Kathy Allen: Will the childcare room be remodeled, and will there be more spaces for children and young families? /R/: Adding more grassy areas, including outside of rectory on plaza for children; possibly adding an enclosed play space off one of the meeting rooms, probably the childcare room, on the east side of KC.

Kate McCarthy: Can we create a visible, dedicated play area because studies have shown that children learn better when they can exercise and run around? /R/: We are considering that idea, but a lot depends on costs, insurance and what type of play area that we should create for children considering most only spend about an hour on the campus at any one time.

Donna Leach: Will there be added meeting rooms? /R/: We will add two spaces in courtyard and if we remodel the modular units. Will not change or lose any current meeting rooms in KC.

Kim Swinkels: Can we add sliding walls to divide some of the larger rooms to create more meeting space. /R/: Doors from foyer into Hall and from new room in courtyard to expand the Hall will be retractable to expand the space. Pope Room is the next largest room and not sure it needs to be divided but could consider that possibility.

Barbara Aylward: Is there a crying room? /R/: No, not creating a crying room, but will have glass walls separating sanctuary from vestibule so parents can take crying children to vestibule until they calm down.

Margaret Riley: What happens to the youth room? /R/: YM room in modular will remain or we may designate another space in one of the added rooms once we remodel the modulares.

Bill Leach: What about the hammerhead on west side? /R/: First thing is to work on the parking lot and create the hammerhead in the southwest corner. Did we consider using "Evans Alley?" /R/: No, cost is enormous and traffic for Masses and events would be noisy and congested for long-time neighbors on west side.

Ralph Mele: Why not use the garden space to east of Keeley Center for driveway? /R/: We have considered that option, but we also want to make sure we have green spaces to enhance the beauty of the outside spaces. Galen has recommended painting all the buildings white to let trees, grass and landscaping provide the color and visual appeal outside the buildings.

Daniel Goodman: Understand importance of gathering area but does this new coffee bar create a Starbuck's feeling instead of the more casual space we have now? /R/: It is a coffee service area that will also provide seating in inclement weather; close and more convenient place to make and serve coffee for ministry; frees up the kitchen. Allows for a specific space for serving coffee, donuts and refreshments. Coffee can be served inside or outside. Allows for service for other types of food for other events also.

Elizabeth Ong: There are artifacts, statues and pews that have meaning in chapel that I hope will remain. Will the garden behind the chapel remain as it creates a quiet moment with God? /R/: Yes, will retain as much of the history as possible. Smaller statues will be placed in other places on the campus; hope to add larger statues of Mary and Joseph in two niches on each side of chapel seating area. Stained glass is only a recommendation; can be frosted, etched, or mixed clear types of glass to see outside. Will consider landscaping options to maintain the garden feel of the current chapel.

Mike Ricard: Why are the chairs angled toward a corner of the chapel? /R/: Arrangement of chairs and altar don't have to face to the corner as drawn. Want maximum seating and flexibility options for liturgies.

Dennis Elchesen: What about overflow seated in vestibule for Christmas? /R/: With the Hall and KC foyer expansion we will actually be able to seat more overflow.

Linda Trame: What is the cost? /R/: Phase 1: KC foyer; kitchen and hall expansion and meeting room addition in courtyard; chapel and vestibule enlarged; street view improvements by adding campanile and plaza renovations; parking lot enlarged and hammerhead addition = \$4M; Phase 2: another \$4M.

Joanne Berven: What does diocese say about this? /R/: Diocese is in favor of expansion and has approved a capital campaign. Final drawings for project will have to go before design review board.

Margaret Riley: Can any money collected be used by diocese? /R/: No, dedicated solely for expansion project at St Charles.

Jo Howes: Expansion with a larger kitchen, chapel and Hall will make the parish more attractive and possibly create opportunities to rent the space to generate income.

Ralph Mele: Will the diocese contribute? /R/: No, but will provide a loan, although hope to complete phase 1 without a loan.

Kate McCarthy: Really like coffee area in KC foyer and the opportunity to bring children into the enclosed vestibule. Thinks that a separate cry room says that the community isn't open to children being present in the church.

Likes the rolling wall at St Joseph's Fremont that separates the church from gym. Barbara Aylward said that St Joseph's was her former parish and the sliding wall is used for overflow. She said the wall was very heavy to move, extremely temperamental and expensive to repair. St Charles should keep that in mind when choosing the retractable walls and doors or partitions.

Kate McCarthy: Would it be possible to create an atrium space with a sliding wall to divide the current courtyard in half vertically or horizontally? /R/: Possibility to consider.

Joanne Berven: Does the parish have any seed money? /R/: A small amount has paid for architect and the consultant who will be conducting feasibility interviews this month. Do not have any large gifts in the bank. Still have lots of costs for permits, drawings, diocesan approvals. After all those are obtained, it will still be 18-24 months before completion.

Ralph Mele: Can we fit everyone in church? /R/: No changes to sanctuary. We can fit everyone except on first Sunday of the month during the school year at the children's Mass at 9:30 and for the family Masses at Christmas and Easter. Seating with chairs along the east and west walls is approximately over 510.

Dennis Elchesen: Lots of movement when people go through vestibule, can doors be more solid to block the interruptions? /R/: Probably not solid glass. Had a realization that the walls and doors have to be beautiful because they will be the backdrop for the baptismal font. Do want a finish on the glass walls and doors to hide the activity during the Mass but still allow to see into the sanctuary for parents with disruptive children.

Alyssa Swinkels: What will the doors look like? /R/: Haven't decided on anything final, but there are ways to make it decorative without blocking the views into the sanctuary from the vestibule.

Linda Galles: If build the combined staff office building, what will happen to rectory? /R/: There is no common space for priests to gather other than the kitchen and dining room, plus there is no rectory storage space. Hope to create a common/living room area and some storage. Could also create a 3rd living suite with a bedroom and bath.

Kevin Drake: Can we hire local contractors? /R/: Diocese does have recommended contractors but wants a fair bidding and selection process.

What is the next step and who is going to make final decision? /R/: Conducting a feasibility study to ascertain interest and financial capacity; study will be shared with consultative bodies and then a decision made.

What happens when you (Fr Mark) are gone? /R/: This is a question that has come up during the preliminary needs analysis. 3 or 4 times a year we do welcome lunches and ask new parishioners "why are you here"? Most of the answers are because of the community, welcoming and hospitality. Studies show that there are 3 reasons people come to and stay at a church or parish: community, music and homilies/priest.

Doug Ratto: What happens if don't raise enough money? /R/: Will go to consultative bodies to determine priorities. Also, if community says "no", then we will keep the status quo and operate as we are currently.

Phyllis Clearwater: Will we ask for pledges? /R/: Yes, we will ask for 3-year pledges and studies show that 80% of funds come from 20% of community.

Kate McCarthy: Between CLW, Tiny Treasures, childcare and 3 different K-5 grade faith formation sessions each week, even though each child may only use space 1 hour/ week, we should multiply by number of different child-based activities to calculate the value of a play area for children. Having a play space is important for young families who we are trying to attract and shows community that we value our children. /R/: Understands the importance of play area, more meeting rooms and a better kitchen. Every space is used on Wednesday night – there is no room for one more meeting or activity. The parish has to have a commitment not only to project and providing the financial support but to commit to vision to welcome and attract young families.

Elizabeth Ong: Daily Mass in chapel is about 30 minutes, but Mass in church is an hour because of music, longer procession and songs or prayers not required at daily Mass. Don't want the fact that Mass in Chapel is shorter and has fewer parishioners participating to impact establishing project priorities.

Daniel Goodman: Remodel of the big hall at St Michael took longer than expected and cost much more than budgeted. Can we learn from their experience? /R/: We are building new, but never know what may uncover or discover that is unexpected.

Bob Lindberg noted that on our \$4M project we will set aside \$800K in contingencies. Fr Mark added that he has been informed that for each year we wait to get started or delay the project, costs will increase 12 to 15%.