



Report to Parish:

FACILITY EXPANSION OPTIONS: SUMMARY

Sunday, June 24, 2007

Presented by:
Buildings & Grounds Committee

Dave Harris
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BROUGHT TO YOU BY
THE MEN AND WOMEN OF THE
BUILDINGS & GROUNDS COMMITTEE

JIM DEZUTTER	MIKE NOGA
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JOHN JOHNSON	ADAM SHEPELA
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DIANA LYNCH	JOE THERIAULT
GEORGE MARTIN	T. TROMBETTA
JIM MAXWELL	DON VESPA
LARRY MILLER	ED WHITE

B&G COMMITTEE APPROACH

- Organized our analysis of OPTIONS for increasing capacity by considering three categories of options:
 - Option A: change how we use church interior or reconfiguring areas of use
 - Option B: expand existing church
 - Option C: build a new church
- Consulted with experts (building design, site engineering)

ST-THERESA OPTIONS

- Current capacity: 180 people
- Could increase capacity to 280 by reconfiguring church interior (Option A)
- Could increase capacity to 350 by modifying existing church (Option B) if certain technical problems are resolved or
- Could increase capacity to 600 by building a new church (Option C) at existing St-Theresa site if certain technical problems are resolved, or building elsewhere.

ST-THERESA OPTIONS

- Existing lot limits capacity to 350 people because of parking space limitations. (Have 1.5 acres for parking, but need 3 acres for 240 autos.)
- Site testing identified wetlands produced by storm water pipe installed in late 60's.
- If wetlands and parking issues are not resolved, only Category A options will be possible for the St-Theresa site because
 - Area of wetlands (plus buffer) is unusable
 - Cannot increase capacity of septic system

ST-THERESA OPTIONS



Working with town to resolve problems:

- wetlands
- storm water management
- common parking

ST-THERESA OPTIONS

- Solution provides option to rebuild on existing property if option is less costly or otherwise more advantageous, and
- Challenge is to implement solution in time to meet our parish needs
- Town Center septic system would also benefit parish

ST-THERESA OPTIONS

Following actions may be required before property is sold, depending on future use :

- Design and install new Title V septic system
- Correct safety- and building code-related defects uncovered in Property Condition Assessments

ST-FRANCIS XAVIER OPTIONS

- Could increase capacity to 215 people by reconfiguring Nave.
- Could increase capacity to 350 people by modifying church building. Existing parking lot limits capacity to 350 people, but the parking configuration would not be acceptable nor safe.
- There are no options for building a church with a capacity greater than 350 people on existing property.

ST-FRANCIS XAVIER OPTIONS

Following actions may be required before property may be sold, depending on future use:

- Test septic system for Title V requirements
- Confirm location of underground tank and remove, if necessary
- Update Property Condition Assessment on both buildings and correct safety or building code-related problems

WRAP-UP

- If decision is made to build, B&G will work with other committees to establish the design and capacity needs of church and pastoral center
- B&G prepared to:
 - examine specific options and cases in greater detail
 - support parish as necessary in planning process
- B&G will continue to work with Town of Harvard on solutions that would allow parish to rebuild on present site