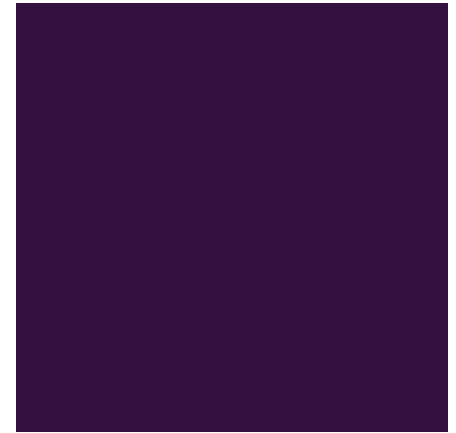
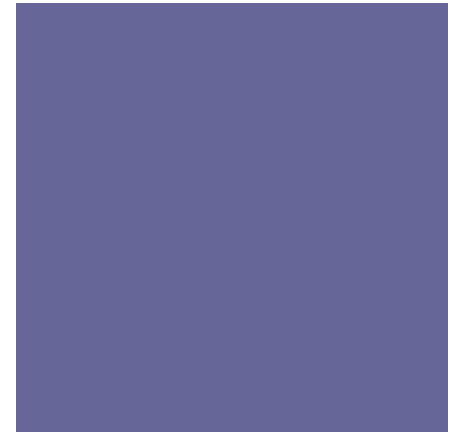




# St. Patrick's Church

*Building Project*

2013



# + St. Patrick's Building Project - 2013

## *Background*

- June 2008 – Purchase of land on State Orchard Road
- Fall 2012 – Building Committee organized
  - 8 Member Committee
    - Names: Lowell Bryant (Chair), Andy Biller, Deb Cox, Al Mooney, Don Morse, Andy Temeyer, Emmet Tinley, Shannon Willadsen
- November 2012 – Architect hired to create a design
- February 2014 – Purchase of land on Valley View; sale of prior site
- HGM & Associates, Inc. – feasibility analysis for State Orchard site and Valley View

***Task: “Analyze, anticipate, and document current and future facility needs of St. Patrick’s Parish.”***



# + St. Patrick's Building Project – 2013

## *Existing Facilities*

### ■ St. Patrick's Church

- Constructed 1925                      approaching 90 years old
- 1995 Renovation                      approaching 20 years old
- Capacity: 325

### ■ Rectory

- Built 1950                                      approaching 65 years old
- Adapted as offices in 2007

### ■ Deere House

- Built 1960                                      approaching 55 years old
- Storage and meetings

### ■ Alegent Health Parking Lot

- Approximately 150 cars
- Owned and maintained by Alegent Health

### ■ ***Totals approximately 18,000 SF of worship and support facilities***

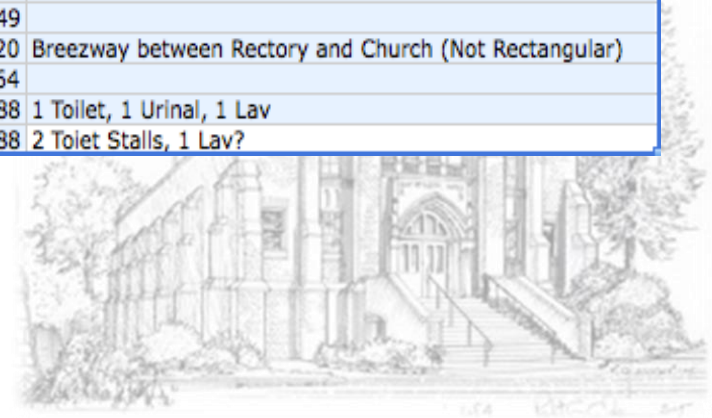


# + St. Patrick's Building Project - 2013

## *Existing Facilities*

- Existing facility inventory
  - Document space sizes, capacities, etc.
  - Inventory existing equipment and assets
  - Identify items to potentially integrate into new facility

	A	B	C	D	E
1	Space	Depth (Feet)	Width (Feet)	Area (SF)	Notes
2					
3	CHURCH				
4	Sanctuary	68	42	2700	Grand Total (68) 8' Sections of Pews (272 Seating Capacity)
5	Narthex	11	26	286	
6	Narthex Storage	11	8	88	
7	Balcony	13	22	286	
8	Alter	6	42	600	Strange Shape - Total Area Includes all of Alter
9	Tabernacle Area	14	11	154	
10	Choir	16	21	336	
11	Confessional	10	10	100	1 Confessional Area
12	Vestment Storage	7	7	49	
13	Ecclesiastical Storage	10	22	220	Breezway between Rectory and Church (Not Rectangular)
14	Social Hall Foyer	11	24	264	
15	Men's Restroom	11	8	88	1 Toilet, 1 Urinal, 1 Lav
16	Women's Restroom	11	8	88	2 Toilet Stalls, 1 Lav?



# + St. Patrick's Building Project - 2013

## *Benefits of a New Facility*

A new facility can improve:

Community

Worship

Growth



# + St. Patrick's Building Project – 2013

## *Benefits of a New Facility*

- All on One Level - Resolves Accessibility

- Larger Gathering Space

  - Builds Parish Community

  - Climate Controlled

  - Reduce/Prevent Noise Flowing into Worship Space

***Parish Mission:  
“To serve the ‘east side’  
of Council Bluffs.”***



# + St. Patrick's Building Project – 2013

## *Benefits of a New Facility*

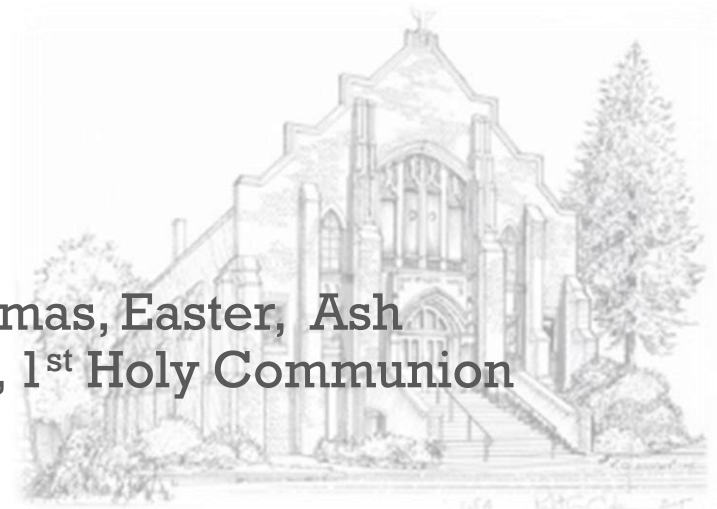
### ■ Bigger & Better Social Hall

- Restrooms – more, handicap accessible, better
- Better Location

### ■ Quality of Worship:

- Improved Sound System
- Worshipping Together
- Support Keystone Events:
  - Large funerals & weddings; Christmas, Easter, Ash Wed., Mothers' Day; Confirmation, 1<sup>st</sup> Holy Communion

***Parish Mission:  
"To serve the 'east side'  
of Council Bluffs."***



# + St. Patrick's Building Project - 2013

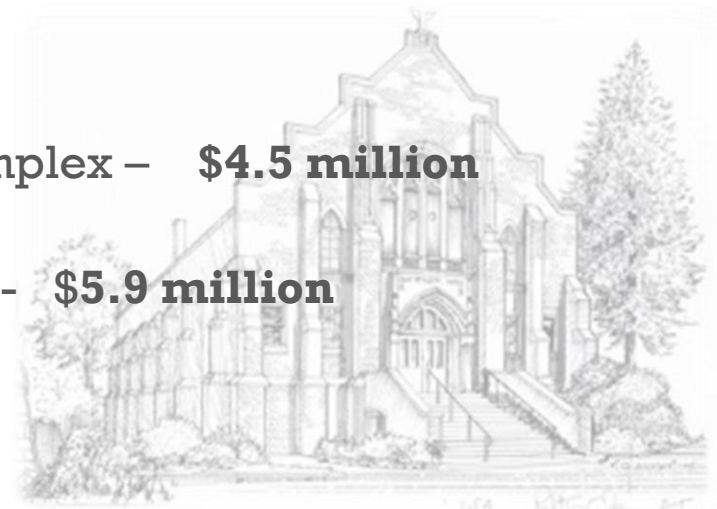
## *Cost Summary*

Improvement Type	Estimated Cost
Structural & Infrastructural	<b>\$808,000</b>
Parking (to buy and create own lot)	\$1,200,000
<b>TOTALS</b>	<b>\$2,008,000</b>

- *Would this money be more efficiently utilized toward the construction of a new facility?*

- For perspective:

- Insured Replacement Cost of Existing Complex – **\$4.5 million**
  - 18,000 SF Capacity: 325
- Total Estimated Cost of New Facility (phase 1)– **\$5.9 million**
  - 28,850 SF Capacity: 450
- Sale Value of Existing Complex - ?





# + St. Patrick's Building Project - 2013

## *Benefits of a New Facility*

### Worship

- Youth Meeting Room – unique in CB
- Adoration Chapel (24 hr. access) - unique in CB
- Large Cry Room – unique in CB  
(chapel doubles as cry room)

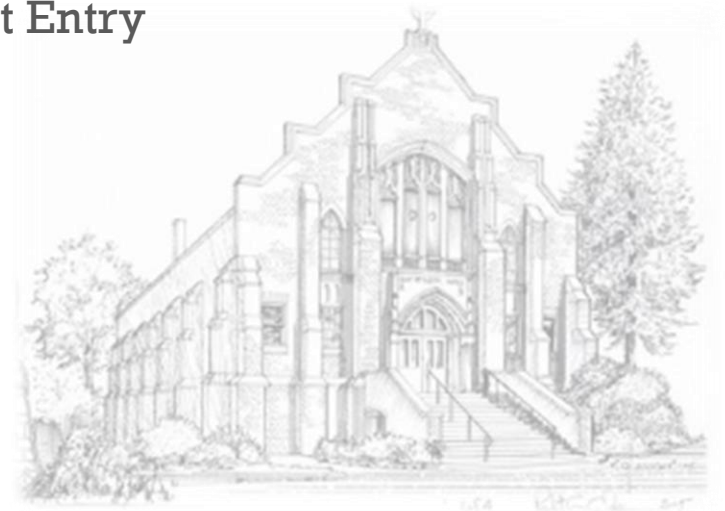


# + St. Patrick's Building Project - 2013

## *Benefits of a New Facility*

### Worship

- Dedicated & Private Space for Sacrament of Reconciliation
  - Current room serves also as storage
- Resolves Accessibility:
  - Bathrooms    Confessional    Social Hall
  - Ability to Drive Up and Drop Passengers at Entry
  - Better Placement of Handicapped Parking
- Improved Sound & Lighting



# + St. Patrick's Building Project – 2013

## *Benefits of a New Facility*

### Sense of Community

- **Gathering Space – Much Larger**
  - Builds Community Today
  - Builds Community for Tomorrow
    - Facility is more open to young families
  - Serves as significant “overflow” for large masses
- **Much Larger**
  - Easier to socialize
  - Multiple event tables
- **Climate controlled**

Less Noise flowing into worship space  
More bulletin boards



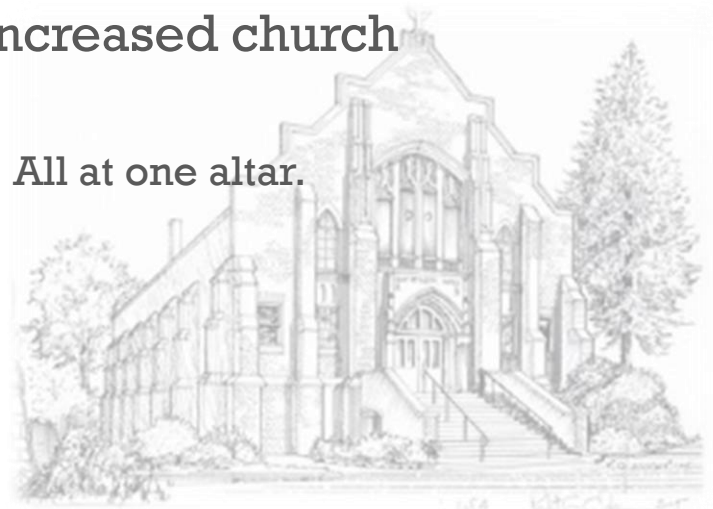
# + St. Patrick's Building Project – 2013

## *Benefits of a New Facility*

### Sense of Community

#### ■ Social Hall

- on Same Level as the Church
- Better location
- Could serve as “overflow” for masses
- Can host “keystone” celebrations with increased church seating and new overflow areas
  - We can be together as one. Worship as one. All at one altar.



# + St. Patrick's Building Project - 2013

## *Benefits of a New Facility*

### Growth – Planning for the Future

- Building project increases interest, excitement, and commitment to the parish and activities.
- Plentiful parking, larger seating capacity, and improved access for the handicap encourages greater attendance.
- Constructing a “premiere” parish facility will encourage greater attendance from the wider CB community.



# + St. Patrick's Building Project - 2013

## *Benefits of a New Facility*

### Growth – Planning for the Future

- More welcoming to young families.
- Site location
  - Good Public Visibility: next to elementary school & IWCC
  - Proximity to IWCC and ISD will facilitate ministry
  - Connects to Major Thoroughfares:
    - Highway 6, Highway 92, just off I-80
- Positioned well for future growth
  - Site AND master plan allows for future expansion - 1,000+ seat sanctuary



# + St. Patrick's Building Project - 2013

## *Benefits of a New Facility*

### ■ Value

Improvement Type	Estimated Value
Worship	\$ ?
Community	\$ ?
Growth	\$ ?
<b>TOTALS</b>	<b>\$ ?</b>

### ■ *What is the value of improving all of these areas?*



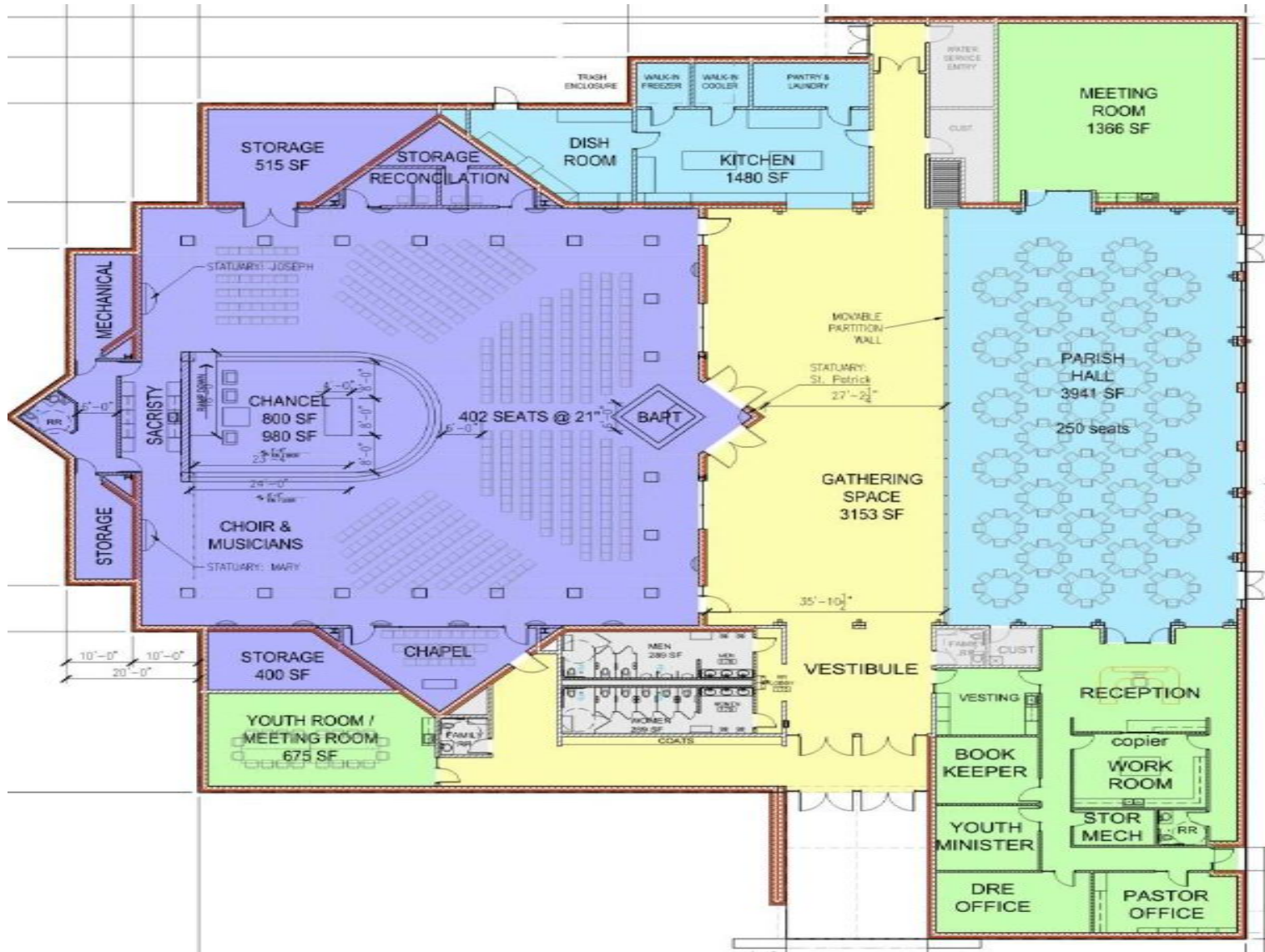


# + St. Patrick's Building Project - 2013

## *Study Findings – Building*

### ■ Proposed Phase I Building Plan

(not blue prints but a concept)





# + St. Patrick's Building Project - 2013 *for a general idea*

St. John Vianney, Millard

BCDM Architects

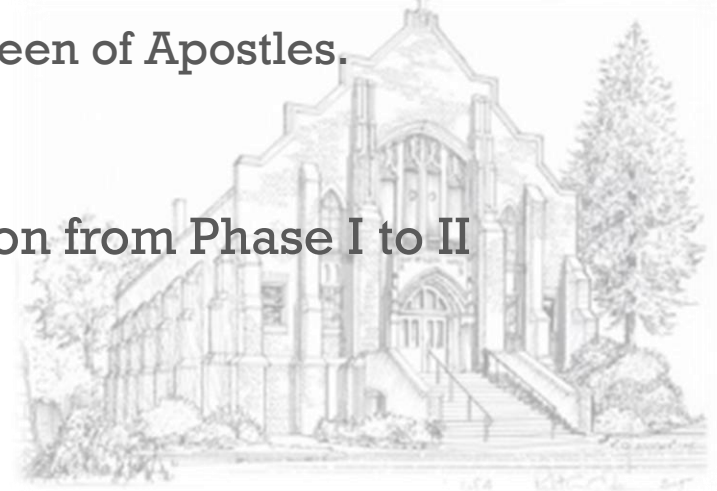


# + St. Patrick's Building Project - 2013

## *Study Findings – Building*

### Phase II master-plan

- Allowing for a Phase II expansion was a diocesan requirement.
  - Not a major issue right now.
- Phase II
  - Phase II church could be most anything.
  - Allows for 1,000+ seats with Phase I facilities to support it.
  - Phase I worship space would become the social hall for Phase II
    - 500+ capacity. Like the Great Hall at Queen of Apostles.
    - Kitchen is located to serve that area.
- Minimal remodeling required in transition from Phase I to II





## **St. Patrick's Church**

*Building Project*

**2013**



*Lowell Bryant*  
*323 Golden Oaks*  
*322-6735*

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*Andy Biller*  
*213 Forest Glen*  
*328-0568*

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*Andy Temeyer*  
*601 – 26<sup>th</sup> Ave.*  
*402-980-2527*

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*Deb Cox*  
*15245 – 240<sup>th</sup> St.*  
*322-7517*

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**Shannon Willadsen**  
**119 Pelican Dr.**  
**323-1181**

*Al Mooney*  
*24125 McPherson*  
*566-2781*

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*Don Morse*  
*26000 Dogwood*  
*322-3858*

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*Fr. Glen ,*  
*Emmet Tinley*  
*223 Harmony*  
*323-1484*

***Questions?***