

Saint Rita of Cascia

Aurora, IL

ARISE 3 Year Urgent Capital Campaign

May 2014

Revised December 2014

St. Rita of Cascia parish in Aurora is blessed to have a well attended church, a parish school, a parish center for offices, and a rectory for the living quarters of our priests. The parish has a large amount of land for expansion as well as a large parking lot for our parishioners. Recently, a new Buildings and Grounds committee was formed, and tasked with auditing our facilities to identify maintenance and replacement needs. The initial audit has found several items which require immediate attention. The initial cost estimates for total repair and replacement is minimally \$240,000. The parish doesn't have the funds available, so we must start a capital campaign to help the parish community of St. Rita to ARISE.

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Why

Our facilities, through normal wear and tear, degrade over time and will need to be maintained. However, the parish has not received enough financial support to perform routine maintenance. Our previous maintenance fund through the Hancock Bequest was depleted in 2006. All routine maintenance duties were deferred until later. Well, later has now arrived.

Over the course of this winter, we have had several roof leaks, flooding issues, and other equipment breakages. Many of our buildings require new roofs, as well as updated equipment and appliances. All of these replacements are costly, and need to be performed immediately. The parish needs an infusion of funds to fulfill our needs to reach our parish goals as an excellent community of faith.

Capital Campaign

This ARISE Campaign focuses on five themes:

A – Accessibility & Attractiveness

R – Renovation, Replacement, Repairs

I – Infrastructure: Maintenance and Upgrades

S – Safety & Security

E – Energy Efficiency

All components address one or more of these themes.

The Goal



The goal is to raise \$240,000 to cover the costs of repairs and maintenance. We will certainly have maintenance needs going into the future, so we hope that we can raise more than \$240,000.

We will need our parishioners to continue to contribute towards the maintenance fund to guarantee funds towards repairs.

The Plan



The parish realizes that it will take time to accumulate the funds necessary to perform repairs. The committee has devised a plan to stagger the repairs over a projected 3 year period, with the option to extend the campaign for a 4th year. The plan will also provide a small glimpse into the future. The first year will target urgent repairs to the parish center and parking lot. Successive years will target other repair needs. The plan will periodically be

adjusted based on priorities.

Year	Target	Received
1	\$110,000	\$73,000
2	\$80,000	
3	\$80,000	

Raising Funds

Your involvement

As followers of Christ, we have an obligation to support the parish where we worship together, teach the faith to our children and young people, and support each other in faith. We have broken down the costs per year for our goals. We realize that not every family can contribute the full amount, so we hope that those who can contribute more money will do so. Our first year requires a significant amount of money immediately so that we can start our parking lot and roof projects.

Year 1 – Target \$110,000 – Need money immediately!

Families Contributing	Yearly payment	Quarterly payment	Monthly Payment
600	\$184	\$46	\$16
400	\$275	\$69	\$23
300	\$367	\$92	\$31

Year 2 – Target \$83,000

Families Contributing	Yearly payment	Quarterly payment	10 Monthly Payment
600	\$140	\$35	\$14
400	\$210	\$52	\$21
300	\$280	\$70	\$28

Year 3 – Target \$80,000

Families Contributing	Yearly payment	Quarterly payment	10 Monthly Payment
600	\$140	\$35	\$14
400	\$210	\$52	\$21
300	\$280	\$70	\$28

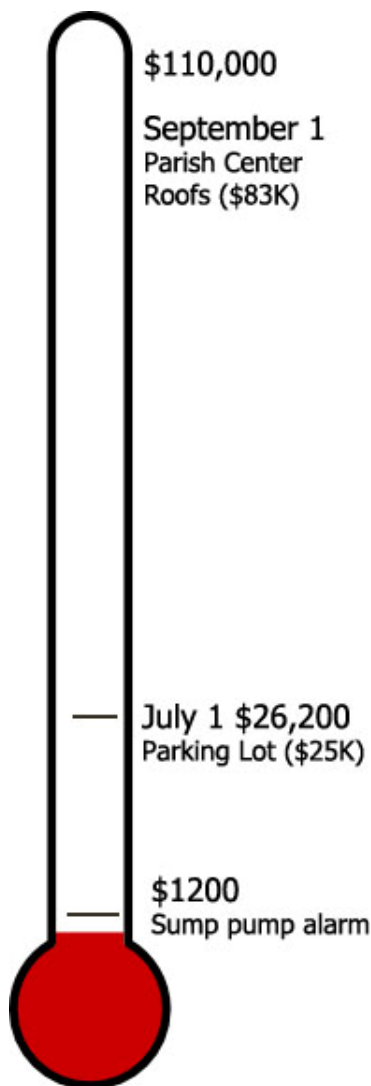
You can place your contribution in the ARISE envelopes provided in your weekly envelope collection, or use the envelopes in the gathering space. Your contribution can be placed in the normal collection basket, or in some cases, a second collection at some masses. If you provide a cash donation, please be sure that it is placed in an envelope with the words "ARISE" or "Maintenance Fund"; otherwise we'll place the money in the general fund. **Your gift is tax deductible.**

For those who are able, we ask that you can provide some funds as soon as possible. This allows our repair schedule to start sooner, before further damage occurs.



Remembering St. Rita's for the Future

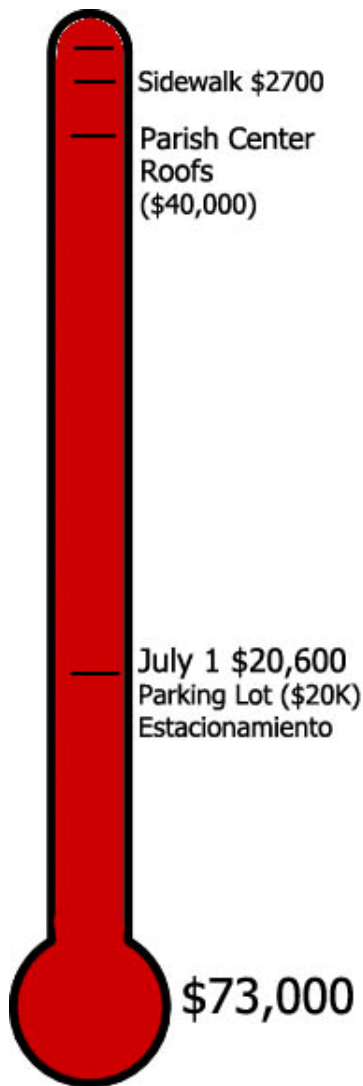
We also ask that you remember St. Rita's parish in your will. Your gift will help future generations of parishioners. You can direct your gift to be specified towards specific funds, such as maintenance, school budget, church budget, etc. Please contact the parish office for more information.



Year 1 – 2014 Proposed

The following items are allocated towards the first year of repairs:

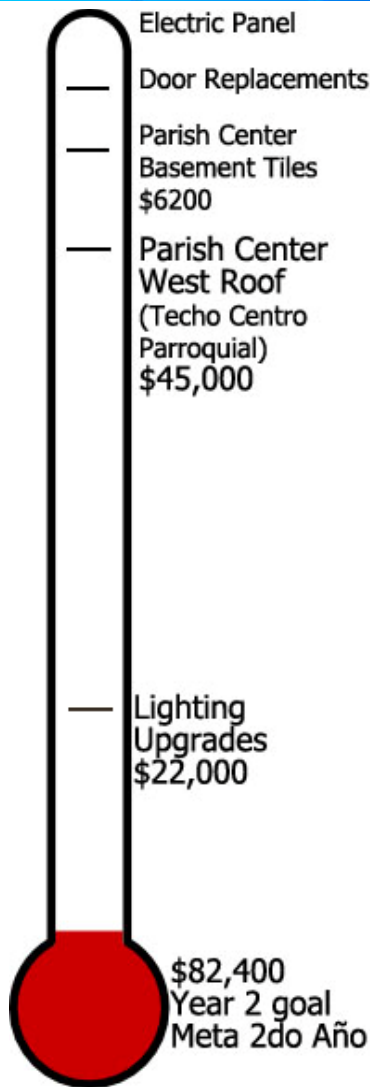
1. Alarm hookups to sump pumps to notify maintenance staff of pump failure or flooding. ~\$1200.
2. Parking lot resealing, pothole filling, parking restriping. Attempt to install drain grating in the parking lot. ~\$25,000. We would like to start this project on July 1.
3. Gutter heat tape installed in gutters on school, to prevent gutter freezing and water seepage under the roof.
4. Parish center roof replacement on 3 out of 4 roofs (4th roof doesn't need to be replaced). ~\$84,000. We would like to start this project on September 1 before the asphalt plants shut down.
5. Church Blessed Sacrament chapel painting (donated by volunteers).
6. Rectory interior renovations (donated by volunteers).



Year 1 – 2014 Finished

The following items were finished during our first year:

1. Parking lot resealing and pothole filling. Initial price \$25,000. Negotiated to \$20,000. Finished July 2014.
2. Interior and exterior Parish Center painting. Performed by volunteers. ~\$500 for materials.
3. Rectory interior renovations (donated by volunteers).
4. Parish center roof replacement on 2 out of 3 roofs needing replacement (4th roof doesn't need to be replaced). Initial price ~\$46,000. Negotiated down to ~\$40,000 and a payment plan. 3rd roof deferred to year 2.
5. Parish Center alternate sidewalk for winter (\$2700). October 2014.
6. Parish Center hallway ceilings and lights (\$1000). November 2014. Moved from 2nd year.
7. Truck salt spreader ~\$900. Moved from 3rd year.
8. Deferred alarm hookups to sump pumps to notify maintenance staff of pump failure or flooding (~\$1200). Project deemed less useful.
9. Gutter heat tape project deemed too expensive for use (~\$40,000).



Year 2 – 2015 Proposed

The following items are allocated towards the second year of repairs:

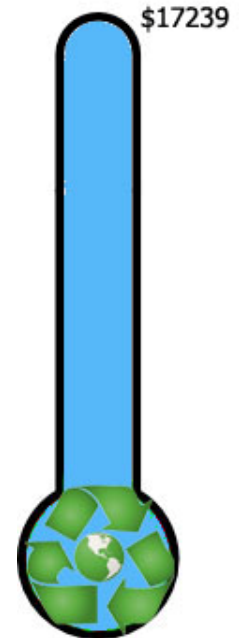
1. Apply for ComEd large business energy savings grant to replace/change light fixtures. If we receive the grant, we could get new energy saving lights in the gym, new ballasts and light bulbs, and a reduced price on lighting fixtures.


Energy grant approved in November 2014, up to \$17,239 (restrictions apply).

Parish Center and School lighting upgrades by Project Green Environmental Solutions. Total cost \$38,000. Energy grant will bring down St. Rita's cost to \$22,000. Project completed during the Christmas holiday break in 2014 in order to take early advantage of potential long term savings of \$12,000 per year. Money required in 2015 to pay off project cost.

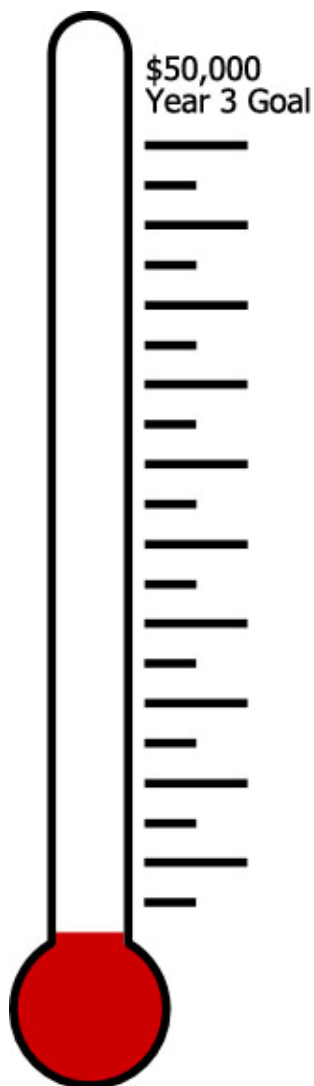
- Church sconce LED bulb conversion
- New gym lights
- New school classroom and hall lights
- Parish center hall lights & exit signs

2. School gymnasium roof replacement, material and labor cost donated by Shawn Sullivan, parishioner and owner of Olssen Roofing. St. Rita's is very grateful for Mr. Sullivan's generous contribution! Project to occur in Spring 2015.
3. Parish Center west roof replacement ~\$45,000. Project deferred from Year 1.
4. Parish Center ceiling and basement floor tile asbestos removal and material replacement ~\$6,200.
5. Parish Center and Chapel door replacements - ~\$4500.
6. Parish Hall electrical panel upgrade ~\$3000






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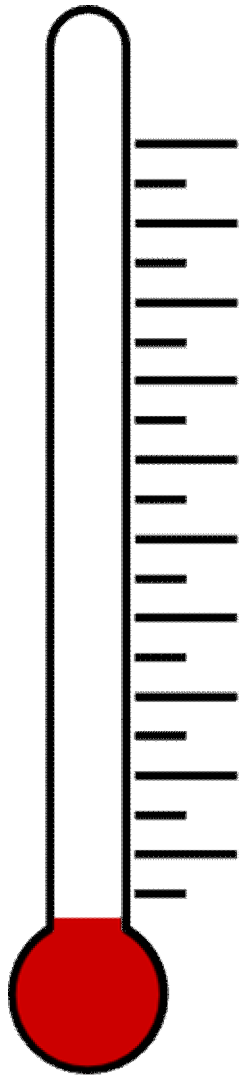
Year 3 – 2016 Proposed

The following items are allocated towards the third year of repairs.
This list is not in order of priority:

1. Parish Hall Ejector pump replacement (~\$6K)
2. New parish hall kitchen convection oven (~\$6K)
3. Parish hall paneling removal due to damage; new drywall
4. Remodel basement bathrooms (~\$10K)
5. Paint school windows and beams
6. Parish Center ceiling tile replacement (\$3.5k)
7. Parish Center 1st Floor asbestos floor tile removal and replacement (\$7K)
8. New parish center chapel exterior doors
9. New parish center chapel lighting
10. Parking lot wheel stops
11. New sidewalk grate/water channel (\$3.5K).
12. New windows (current windows are single pane) ~\$110K
13. Replace Parish Center Garage Doors (~\$2.5K)
14. Facilities Security System (~\$12K)
15. Church 2nd confessional (want, not need)
16. Sacristy safe
17. Sacristy closet expansion (want)
18. Church floor buffing
19. Electric candles in Blessed Sacrament Sanctuary area
20. Possible Elevator upgrades
21. Grounds grading for drainage
22. Repaint rectory exterior



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Future years

At this point in time, we haven't examined repair items beyond our 3 year plan. However, we do know that more maintenance is required in the future. For now, these are placeholders until we can come back with a better estimate.

1. Repave parking lot (as opposed to resealing)
2. Continue maintenance on school roof. School roof is good for another 5-6 years (2014 estimate).
3. Replace 4th roof of parish center.
4. Perform periodic maintenance on new roofs to extend roof life.




Ongoing Activities

The Buildings and Grounds committee has identified many items which require replacement or repair. We felt that it was important to notify the parishioners, and start the capital campaign immediately. This meant that many items listed above don't have estimates, or are still in the planning stage. This section identifies activities that the Buildings and Grounds committee are undertaking and are currently ongoing.

Item	Status
Need roof re-inspection. Olsson came out in 2012, but hasn't physically re-inspected the roofs. All bids are updated estimates from 2012.	April 29 – Olsson roofing provided an estimate for the parish center roofs at \$83,000. Gym roof new lining is estimated at \$40,000 (need written estimate).
Bid procurement for parking lot resealing	April 29 – Bids are coming between \$23,000 to \$26,000, more than the original bid.
Landscape grade survey to determine drainage directions and options.	April 29 – Land survey finished.
Evaluation of adding or changing parking lot drainage near parish center to divert water to a nearby drain. This evaluation could include adding a drain, or some method to channel water into the existing drain.	April 29 – Plan is to add drainage along parking lot south end to flow to the drain near the parish center garage. Price estimate needed.
Elevator inspection for potential upgrades.	
Old boiler license required because both boilers are inline.	
Was a masonry inspection performed?	
Apply for ComEd large business energy grant	October 2014 – Applied for bid. November 2014 – grant approved.

Vendors/Contractors

Many of the vendors or contractors chosen have owners or employees who are part of our parish community. We express our gratitude for their service, and wish to publicize their efforts.

 <p>New Construction Reroofing Service Maintenance</p> <p>OLSSON</p> <p>OLSSON ROOFING COMPANY, INC.</p>	Shawn Sullivan, owner and parishioner	Donated costs for school gym roof replacement. Offered discounts on parish center roof project.
 <p>MICHELS <i>Plumbing</i> INC.</p> <p>225 GALE ST. FOR SERVICE CALL 630-801-9700</p>	Joe Michels, owner and parishioner	Provided free maintenance on some plumbing repairs
	Benito	Groundskeeping
	Roberto Rubio	Groundskeeping
		Free Furnace inspection and maintenance at Rectory.
		Donated paint and labor for Blessed Sacrament chapel repainting
 <p>MIDWEST SEALCOAT, INC.</p> <p>Parking Lots & Driveways</p> <p>1210 Lyon Road Batavia, IL 60510 P: 630-406-0667 F: 630-406-0668 www.mwsealcoat.com</p>	Midwest Sealcoat	Provided seal coating and relining of the parking lot. Offered discount on parking lot recoating.
		Volunteers who performed Parish Center and rectory painting and remodeling.

Document Change History

0.1	April 5, 2014	Buildings and Grounds	Initial Draft
0.2	April 8, 2014	Buildings and Grounds	Reformatted and Rearranged sections, added graphics and tables
0.3	April 14, 2014	Buildings and Grounds	Added 2 more items to year 3 repairs
0.4	May 13, 2014	Buildings and Grounds	Changes to document to reflect new bids/estimates. Changed yearly contribution plan based on new needs.
0.45	May 17, 2014	Buildings and Grounds	Changed campaign name, added scone LED conversion.
1.2	Dec 29, 2014	Buildings and Grounds	Changed project priorities, costs, and plans for each year. Included Finished year projects. Revised several tables and paragraphs.