

Corpus Christi 2010 Wish List

As a community of faith, we often do not reflect on the needs of our physical plant, choosing instead to focus on the pastoral, spiritual, and service needs of our parishioners and others. Yet the condition and availability of physical space has a direct impact on our ability to offer the many ministries for which we are known.

Consequently, the Facilities and Finance Committees of the parish continually assess long-term improvements to our Church, Rectory, and School buildings. The generosity of our parishioners in our 2003 *Faith BUILDING Community* Campaign allowed us to accomplish many improvements to our Church, but more work remains, particularly with respect to our other buildings.

These two committees, in consultation with the Parish Council, have given careful consideration to our capital needs, and they have developed a comprehensive list of projects and improvements. These needs do not all have to be addressed at once or even immediately. But the parish always wants to be prepared, in case an unexpected event or gift causes or allows us to address these needs. A summary of the committees' findings follows.

Church Building

Because the central formation of our community occurs in worship, the Church building is critical in shaping our identity and mission. Some of the projects that follow were not accomplished in our *Faith BUILDING Community* Campaign, while others have surfaced in the time since that campaign:

- Modifications to the sacristies and installation of accessible restrooms
- New entrance and access ladder for servicing ceiling lights in the Church
- Improve lighting and upgrade security system in the Church
- Restore/repair plaster and marble throughout the Church building
- Repair and restore the historic 1889 Odell Pipe Organ

School Building

Our School building is not only the location where we educate our children in Sunday School, but it also is a source of significant operating revenue for the parish (approx \$70,000/year rental income). Currently, the School requires significant replacement/restoration of the original windows and exterior doors. As this building is in an historic neighborhood, we have worked with the local Architectural Review Committee to identify a local vendor who is able to

conduct this work to historic standards, as required. This work can be accomplished in phases, starting with those windows in the worst condition. Those phases are provided below:

- School South Elevation – Fabricate and install new insulated wood windows on 1st and 2nd floors, restore existing wood basement windows, and restore existing double doors, transom, and sidelight panels
- School North, South, and East Elevations at Stone Veneer – Restore existing wood windows
- School East Elevation – Restore double doors and transom. Clean exterior stone surfaces, sidelights, and doorframe
- School North, West, and South Elevation at West End – Restore existing wood windows

Rectory Building

The Rectory building houses our staff offices, provides meeting space for our ministry committees, and offers opportunities for pastoral care and socializing. (Midtown Academy also rents two offices in the building.) The Rectory requires significant external repair at this time. Earlier in the year, we commissioned a study to convert the Rectory from a residence (for which it was originally designed) to a Parish Center. Those plans would require extensive renovations to the Rectory's interior.

Exterior

The exterior work involves repairs to the roof and associated structures, as well as cleaning and repairing the brick façade.

- Roof: repair slate roofing, snow guards, sheet metal cornices, gutters and downspouts
- Brick façade: remove paint from brick, clean, rake, and repoint exterior

Interior

Renovating the interior would involve upgrading systems, moving walls to provide larger meeting and social spaces, creating a small apartment on the second floor to serve as potential future living quarters, and renovating the kitchen to catering quality. Such a renovation would also require us to make the building ADA compliant, as well as upgrading the fire safety system.

- Elevator installation
- Heating, Ventilation, and Air Conditioning installation and upgrade

- Upgrades to electrical and plumbing systems
- Selective demolition, patching, and repairing
- ADA compliance, including doors, locksets, and bathrooms
- Fire safety, including sprinkler system and one-hour barriers (or no sprinkler system and two-hour barriers), alarm system, and lighting
- Additional items, including second floor apartment, upgrade of kitchen equipment, attic flooring, and final painting of plaster

Parish Priorities

While this seems daunting, please keep in mind that this is a comprehensive listing of potential projects and improvements for our collective long-term planning. Some of these tasks are more urgent than others, and some are considered long-term goals for our parish community. In other words, not all needs to be accomplished right away.

The Facilities and Finance Committees, in consultation with the Pastoral Council, engaged in a priority setting process recently in response to an Archdiocesan Survey of all parish capital needs. The proposed projects can be divided into five distinct phases, reflecting both urgency and feasibility. The chart that follows provides a summary of those phases.

As part of our long-term planning, the Facilities and Finance Committees, as well as the Pastoral Council, would like to hear from you. Because this is a “wish list,” we are not seeking so much to eliminate projects as we are to know if there are additional needs to be addressed. If you believe that this list omits any needed project, please bring it to our attention. Thank you.

Facilities Committee:

Marty Calon
 Barbara Craig
 Beth Dellow
 Jim Dimmer
 John Grosskopf
 Deacon Frank Hodges

Finance Committee:

Michael Booth
 Andy Frake
 Regina Hambleton
 Mark Herbkersman
 Deacon Frank Hodges
 Avendui Lacovara
 John Massad
 Pamela Tuma
 Bob Wissmann

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Phase	Description
1	Modifications to the sacristies and installation of restrooms.
	New entrance and access ladder for servicing ceiling lights in the Church.
	External repairs to Rectory.
2	Improve lighting and upgrade security system in the Church.
	School South Elevation – Fabricate and install new insulated wood windows on 1st and 2nd floors, restore existing wood basement windows, and restore existing double doors, transom, and sidelight panels
3	Restore/repair plaster and marble throughout the Church building.
	School North, South, and East Elevations at Stone Veneer – Restore existing wood windows.
	School East Elevation – Restore double doors and transom. Clean exterior stone surfaces, sidelights, and doorframe.
	School North, West, and South Elevation at West End – Restore existing wood windows.
4	Internal upgrading and restoration of Rectory to function as a Parish Center.
5	Repair and restore the historic 1889 Odell Pipe Organ