



Parish Life Building Frequently Asked Questions

Master Plan

Is the Parish Life Building part of the Master Plan announced to us in 2016?

When we re-scoped the Master Plan – Phase I this year to include only the Parish Life Building (formerly called the Christian Formation Center), we still maintained the overall concept and intent of the original campus master plan. Thus, the revised Master Plan continues to be our roadmap.

There was a Feasibility Study in late 2016 – what were some of the key results?

A significant number of parishioners (718) responded to the study with about 90% familiar with the proposed project and 87% in favor of a capital campaign. Respondents generally felt we needed more space for ministries and Parish activities. However, most felt the entire Phase I project was too large for one campaign. The greatest need, overwhelmingly by the respondents, was the necessity for a multi-purpose facility.

Our re-scoped plan does not include a Columbarium - Why?

During the same Feasibility Study, a Columbarium, Narthex expansion and Sanctuary expansion were some of the lowest priorities identified by our Parishioners.

Why is a traditional Catholic School not the first priority in the Master Plan?

Parishioner feedback from the Space Needs Assessment Survey, Town Hall Meetings, Focus Group Meetings and Feasibility Study, while indicating a desire for a traditional Catholic School (grades 1 thru 5) as part of Master Plan, indicated that a Catholic School was not the most immediate need. The Grade School continues to be part of the overall Campus Master Plan and is part of Phase IV.



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Parish Life Building

What will the Parish Life Building be used for?

This beautiful 23,200 gross sq. ft. multi-purpose facility will be used for ministry meetings, Church events (e.g.; dinners), athletic activities, staff meetings and other uses for the benefit of our Parishioners. To this extent, it will improve our Parish's mission by providing the space we desperately need **today** to fulfill our vision.

Why was the name Parish Life Building picked?

We wanted to make sure everyone understood that this building is for everyone in our Parish "family" and will be used to help celebrate "life"!

How will events be prioritized in the Parish Life Building?

The rooms and halls within the building will be reserved through the campus meeting reservation system in place today and will follow the same priority we have today for our current spaces. Generally speaking, scheduled events will be for Parish purposes only.

How will the new Parish Life Building be properly maintained?

Our intentions, given budgetary constraints, is to hire an individual to manage the new facility. This includes utilizing professional resources whenever necessary to maintain the quality of the resource.

How much does the Parish Life Building expand our meeting space?

Our current campus has 12 rooms in the Conner Ministry Building (CMB), Parish Center and Brown Road house shared between 90+ ministries, councils, committees, Christian formation classes and the preschool. The Parish Life Building adds six meeting rooms and two large halls to bring the campus total to 20 distinct meeting spaces. This is an increase of 66%. The six meeting rooms can accommodate from 24 to 108 people depending on room and chair/table set up.

In the renderings, there are two large halls – what is their intended use?

The Gathering Hall can seat 184 people around tables and 300 in auditorium style. The Fellowship Hall can seat 376 people around tables and 700 in auditorium style. The use of these rooms will vary; for example, the Gathering Hall could be used for Church dinners, socials, etc. The larger Fellowship Hall could be used as an athletic facility, Vacation Bible School, large Parishioner gatherings or other purposes.



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Who manages the use of the new Commercial Kitchen?

We will utilize the kitchen based on event need as determined by the scheduling process.

Will the meeting rooms be equipped with AV equipment?

Assuming we meet our target campaign costs, and the inflation factors we have built into the project plan are not exceeded, many of the rooms could have fixed A/V capabilities.

How many bathrooms are there in the Parish Life Building?

There are two sets of bathrooms in the building. There are three individual unisex family bathrooms in the front hallway and two larger Men/Women bathrooms in the rear of the building at the end of the ministry room hallway in addition to the two shower bathrooms.

Will the new Parish Life Building have hearing loops?

Hearing loops, which are also called audio-induction loops, will be installed in the two large halls. A person's hearing aid or cochlear implant will need a built-in device called a telecoil, which will need to be activated. This will help those with hearing issues.

Could we celebrate Mass in the Parish Life Building?

Given that we have an elevated stage, Mass theoretically could be celebrated in the new building. However, there are no plans today for an Altar.

We understand there will be an activity field – what can it be used for?

The activity field will be behind the parking lot adjacent to the Brown Road House. It has been located there which is consistent with the Master Plan. It can be used for picnics, outdoor celebrations, athletics and just about any outdoor venue.

Will the Air Conditioning system be energy efficient?

The entire building will be designed to LEED (Leadership in Energy and Environmental Design) standards for a Silver requirement; however, we will not apply for LEED certification. The HVAC system will be SEER (Seasonal Energy Efficient Ratio) compliant with an industry standard rating of the highest possible available for a packaged system at time of construction.

Can the building be used as an emergency shelter?

The facility has two shower rooms that can be used making it capable of being designated an emergency shelter by the Pastor/Diocese of Charleston.



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What is the cost breakout of the Parish Life Building?

The following chart summarizes the project's cost elements:

Element	Cost
Parish Life Building (includes inflation/contingency)	\$5,800,901
Site Preparation, Parking, Activity Green Space	\$659,536
Furnishings and AV Equipment	\$580,090
Architectural and Engineering Costs	\$775,252
Design and Construction Contingency	\$384,220
TOTAL	\$8,200,000

When do we expect to break ground?

Our plans are to commence the architectural design in April, 2018, which will require our campaign to have acceptable Parishioner pledge commitments. Once the design phase is completed, then our plans are to start construction in July 2019; however, this assumes that we have 50% of the cash and 50% of the balance in pledges accounted for. The following details the timeline:

Timeframe	Task
April, 2018	AIA Contract Approval
May, 2018 – July, 2018	Schematic Design/Cost Estimating
August, 2018	Diocesan Schematic Design Review
August, 2018 – November, 2018	Design Development/Cost Estimating
November, 2018	Diocesan Design Development Review
December, 2018 – March, 2019	Construction Documents
March, 2018 – April, 2019	Diocesan Construction Document Approval
May, 2018 – June, 2019	Permitting, Bidding, Diocesan Review; Contractor Agreement
July, 2019	Groundbreaking
July, 2019 – July, 2020	Construction
Late July, 2020	Construction Complete, Certificate of Occupancy Issued

How will we pay for the additional operational expenses of the new facility?

During our financial planning for the building, we considered the cost of operations, maintenance and other expenses. While there will be some anticipated increased expense load, it is forecasted to be about 5% to 7% of our current operating expenses.



Parish Life Building Frequently Asked Questions

Capital Campaign

Who is managing the capital campaign at our Church?

A Capital Campaign Executive Committee (C.C.E.C.) was formed in the spring of 2017 by Fr. Theo to manage the campaign. A professional organization, Guidance In Giving, was contracted to help us in this process. Any questions about the campaign should be sent to the chairperson at: Chairccec@smmcc.org.

What happens in a Capital Campaign?

Every registered Parishioner will be invited to a campaign reception to pick up their personalized campaign materials. Here, they will have a chance to learn about different aspects of the project and have their questions answered, including how to make a pledge. Through pulpit announcements, newsletters in the bulletin, and the efforts of our Parish volunteers, we aim to give every parishioner an opportunity to learn about this project and an opportunity to participate in the campaign.

Why should I give?

Given the amount of activities and programs at our Parish, this campaign is necessary to provide the spaces for parishioners to gather in fellowship, education, and worship. We have a responsibility to be good stewards of our faith. Every registered household will be asked to contribute to this campaign. We hope through prayer and guidance everyone will sacrificially give.

When does pledging start and when can I begin pledge redemption?

During the campaign's receptions, as well as through other methods, all Parishioners will be given the opportunity to pledge and are encouraged to begin redeeming their pledges. While a pledge is not a binding contract, we expect parishioners to redeem their pledged commitment.

How long will my pledge period last?

We will be asking our Parishioners to pledge over no more than a three-year period. The sooner we can redeem (collect) the pledges, the sooner we can start the project. Pledge installments may be made monthly, quarterly, annually or even at one time.



Parish Life Building Frequently Asked Questions

Will the Parish Life Building or any of its rooms have naming rights?

For the naming of any hall or room, Fr. Theo needs to be asked through the Chairperson of the Capital Campaign Executive Committee.

Can we finance some of the cost with a loan?

Since we are not a corporate entity, we can only secure a loan through the Diocese. After extensive financial analysis, we have determined that a loan would create a debt load that we could not afford. However, during the construction phase we may need to secure a short-term “construction” loan, which is typically interest only until occupancy.

How is this campaign different from a Stewardship Campaign?

A Stewardship Campaign is one that typically is ongoing and consists of Time, Talent and Treasure. It represents our commitment to the Church and the degree of our engagement. A capital campaign is generally for the purpose of building something.

How was the approximately \$8.2M target arrived at?

Our Parish’s Finance Council performed a number of financial assessments on our ability to fund a new building. It was determined that we could not afford any loan (debt load) and thus the campaign pledging needed to be the source of funds. The \$8.2M was thus determined by using industry factors for similar church buildings based on offertory. The Diocese of Charleston – Office of the Chief Financial Officer was involved in our assessments, and approved the direction we are pursuing.

How are we going to pay for this if we currently have some offertory shortfall?

We continue to pray, that through Stewardship of Treasure, our Parishioners find a way to sacrifice to offset the offertory shortfall and at the same pledge for the new building.

10 years ago, we had a capital campaign – what happened to that money?

The documented purpose of that campaign, entitled One Faith One Family, was to accomplish three objectives; participation in the Diocese’s Our Heritage Our Hope (OHOH) campaign, pay off SMMCC’s debt and finally to fund a new facility (gymnasium), in that order. Approximately \$1.04 M was collected of which \$594K was sent to the Diocese for OHOH, \$226K paid off our Church’s debt, \$52K spent in campaign expenses, \$51K to purchase property and the balance of \$113K has been used to add to the Parish Life Building capital campaign account. Significant effort has gone into this reconciliation and if further details are desired, please contact our capital campaign chair at Chaircec@smmcc.org.



Parish Life Building Frequently Asked Questions

Campus and Current Facilities

Will any of the current buildings be removed as a result of the Parish Life Building?

We have no plans to remove any of the existing buildings in order to construct the Parish Life Building.

Will the four storage sheds be relocated?

Prior to breaking ground for the construction of the Parish Life Building, the four storage sheds will be relocated to another area of the campus.

Does this project include the renovation of the Parish Center?

Renovation of the Parish Center is not in the scope of this project. As part of the Building and Renovations Committee work, facility enhancements and improvements will be submitted as part of the annual parish budget process to keep the Parish Center functional for many years to come.

We currently use the Parish Center – will it continue to be used?

Yes – the Parish Hall will continue to be a place where we can meet as we do today. This includes the kitchen facilities.

What about the Brown Road house – does this project impact it?

The Brown Road house likewise will continue to be a place where we can meet. The same is true for St. Vincent DePaul. Some of the land by the facility will be cleared for the activity field.

Are we going to have enough parking to accommodate all of the events?

There will be 29 new spaces added because of the project. This is in addition to the 47 spaces already added near the front entrance by Woodruff road.

Does the Parish Life Building affect our storm water drainage or infrastructure?

Because we are adding a building over the ground that normally is where water would be absorbed, we have to increase the capacity of the detention pond located by Woodruff Road. This is required by both County and State requirements. This will not affect our entrance roads.



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Will there be a traffic light on Woodruff Road and our Church's entrance?

The Parish Life Building project is completely independent of any potential Greenville County or SC Department of Transportation plans for additional traffic lights on Woodruff Road.

Will the Catholic Preschool remain in the Conner Mistry Building?

The Catholic Preschool and Office will remain in the Conner Ministry Building.

What about the location of the Christian Formation offices and classes?

Likewise, they will remain in the Conner Ministry Building.

Will the Church Sanctuary capacity be increased?

There are no plans to increase the current capacity. However, if we exceed our 1,250 capacity for the current multiple weekend Mass times, we would most likely add additional Sunday Masses.

Are we trying to buy the property (house) on Woodruff Road next to our entrance?

There have been some discussions with the owner in the past but currently there are no plans to purchase.