

St. Joseph Parish Center Addition Project

Frequently Asked Questions

1. When will the new building be done?

Answer: The current project schedule expects the building to be finished by the end of February 2017.

2. Why are we moving from the Baltimore Street building?

Answer: Our elementary school building is outdated and costs approximately \$100,000 annually to operate and maintain. The building is safe, but due to its age, it will continue to see an increasing amount of issues and the need for physical upgrades could be very expensive. There will, of course, be additional costs for operating our new building, but not nearly \$100,000 per year due to more efficient systems and the complete elimination of certain redundant costs (e.g. telephone, data, snow removal, etc.) associated with operating two separate facilities.

3. When will the Elementary School move up to the Grandview campus?

Answer: It is expected that we can combine the parish parochial school in time for the beginning of the 2017-2018 school year.

4. How was the contractor chosen?

Answer: The general contractor, Conewago Enterprises, Inc. was chosen by the Building Committee due to our past strategic partnership with them for the last two Parish construction projects (i.e. the Parish Center and the Administrative Center), their intimate familiarity with our property and buildings, and their past performance on those projects. The Parish and Finance Councils both approved this selection and the use of a Design-Build approach and recommended this plan to Monsignor Lyons. This minimized our costs and maximized our savings in the long run.

5. What have we received in donations to-date?

Answer: There was one donation that was received specifically for the new building from a single generous parishioner for \$250,000. Other recent bequests to the overall parish have been initially used to temporarily supplement this one single gift in order to get the project started. The \$750,000 we used from savings needs to be restored via the capital campaign in order to adequately provide for any unexpected major maintenance repairs of the parish.

6. What is the projected resale value of the Baltimore St. facility?

Answer: The property has been initially appraised by several realtors. They have also looked at comparable recent sales in the area to provide an initial estimate on salability and a recommendation on a listing sales price. The analysis has shown that the sales price could

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vary dramatically based on market demand. Some of the comparable sales in the area range anywhere from \$350,000 to \$800,000 with each property unique in its own right due to characteristics such as age, location, land amount, etc. Once the property is sold, the funds will go into our Building Maintenance Fund for future repairs of current buildings.

7. How was it determined that we need to raise \$2,000.000 for the addition?

Answer: The cost of the new addition is nearly \$2,000,000 in construction and outfitting costs.

8. Is the diocese contributing to the addition?

Answer: The diocese is loaning the parish \$1,000,000 at a very low interest rate.

9. Why are we doing the campaign after the fact if we already had the money to move forward?

Answer: We have raised \$250,000 out of the \$2,000,000 needed to complete the construction of the new addition. We have to pay back the Diocesan loan of \$1,000,000 and the money we borrowed from our savings so that we have money in our general maintenance fund for future repairs.

10. Why would construction begin before the \$2 million is raised?

Answer: The Capital Campaign is expected to span a three year period for parishioners to fulfill their pledges and the parish has an urgent need now for additional space. By diocesan policy, only half of the overall project costs need to be in-hand by the parish before the capital project construction can commence. Lastly, by beginning now we have potentially saved 5-10% annually or \$200,000 in construction costs as these costs have routinely increased by such amounts over the last few years.

11. Why can't we have a bunch of fundraisers versus a capital campaign?

Answer: A capital campaign is required by the Diocese of Harrisburg for large projects like ours. The amount of money that needs to be raised is considerably more than what would be generated by smaller fundraisers. Additional information on Diocesan procedures can be found on their website and the 'Fostering Stewardship of Sacred Places and Spaces' document.

12. What is our plan for a Building and Maintenance Fund?

Answer: Currently, we are using funds from savings to initiate the construction of our new building. As stated previously, we moved funds to save additional construction costs, and to move students into our building in 2017 and begin using the building for much needed ministry space as soon as it is completed. If we can raise the capital campaign goal and sell

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the Baltimore St. property, the amount in our Building and Maintenance Fund would be replenished and leave us in a favorable condition for building repairs over the foreseeable future.

13. Who will benefit the most from the new building?

Answer: Any Parish ministry that needs more meeting and/or operating space will benefit from the new facilities. The parish parochial school and the School of Religious Instruction (SRI) program use the most rooms due to their size.

14. What will happen with the old rectory and school building?

Answer: Due to the shared parking lot of the property, both buildings will go up for sale as a single combined unit after the new addition is completed.

15. How many square feet is the new building?

Answer: Exactly 11,981 sq. ft.

16. Where will the new building entrance be located?

Answer: The new entrance will be on the west side of the new addition. It will be on the opposite end of the building from the main church entrance.

17. Will we still have a road around the entire building?

Answer: Yes, the road around the Parish Center will be moved to the west of the new addition and follow the same general path of the previous access road. It will reopen once construction is completed.

18. Will the new addition have its own parking lot?

Answer: Yes, there will be a small lot to west of the building and the access road. It will contain one handicapped parking spot and 15 other parking spots. People coming to church daily and on Sunday Mass will continue using the current larger parking lot and the entrances they now use. The same would apply to people coming to use the gym.

19. Will there be a new kitchen/cafeteria?

Answer: The current kitchen facilities will be expanded with a large new pantry area, a walk-in cooler, and a walk-in freezer double the size of the existing cooler and freezer. The current freezer and cooler will continue to be available for ministry use.

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20. Will there be wifi installed in the new building?

Answer: The current wifi capability in the middle school and the social hall will be expanded to provide coverage throughout the facility, except for the church. Since the wifi connects directly through the Diocesan IT infrastructure, proper security controls are necessary and it may only be available for authorized parish personnel to use. The setup of a guest account will need to be investigated.

21. Is there a new playground included in the new building addition?

Answer: A future playground area adjacent to the current parish pavilion was included in the plans submitted and approved by York County and Penn Township. The purchase of any playground equipment is, however, not included in the current project estimate. The Knights of Columbus and the Home & School Association are interested in funding the equipment which can be installed at a later date.

22. Will there be a way to securely store the school children's personal items?

Answer: The addition will include 90 new 12" x 12" lockers which will be installed in the building's main hallway and cubbies for grades pre-K through 2.

23. Is there any additional storage space for ministries included in the new addition?

Answer: There is some additional storage space, but the long term concept that was approved by the Building Committee and Parish and Finance Councils was the possible construction of a future detached storage building, if it is deemed necessary. It could be similar to the one which was deployed behind the Administrative Center in order to provide necessary space in the rectory garage to allow all three parish priests to park in the garage. The new storage building was included in the overall building plans which were approved by York County and Penn Township officials.

24. Will the capital campaign use a list of memorial gifts to fund the project?

Answer: Everyone who contributes will be recognized. The capital campaign will deploy a remembrance plaque for every donation that we receive. The wall plaque will list the donor's name or the name of a donor's loved one. A parishioner has offered to purchase the plaque including the individual nameplates and their engraving.

25. How can parishioners on social security/fixed income afford a large donation?

Answer: We ask you to give what you can in a sacrificial way. It is not the actual amount that is important, but the sacrifice in giving. Previous experience has shown that those on fixed income have been very generous to the parish.

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26. Is the pledge card I sign a legal document?

Answer: No. The pledge card is not a promissory note. It is a declaration of intent, a commitment made in faith, a Faith Promise. It is understood that your gift may be revised should circumstances make it necessary.

27. Can I give assets other than cash?

Answer: Yes. Other creative ways parishioners might consider to donate to this capital campaign include things like stock donations, bonds, cash-valued life insurance, or a planned gift through wills, bequests, or trust agreements. The Capital Campaign Committee can follow-up with families that wish to give appreciated assets such as property or stock. Please contact the parish office for further information.

28. When will my contributions begin?

Answer: Monthly contributions will start in January. You will receive special envelopes to use in making your contribution. If, for tax considerations, a parishioner would like to make a large donation in 2016, contributions will be gladly accepted in advance of our expected start date of January.

29. Is this pledge in addition to my regular tithes and offerings?

Answer: Yes, this is in addition to your regular contribution. Our annual budget is for carrying on the ministry of our parish and does not include a building program.

30. Can I just give without signing a pledge card?

Answer: You can; however, we would not know how much to expect from your family, nor would we have any idea of our projected income.

31. How much am I expected to give?

Answer: Making a pledge in faith is a prudent, practical, and responsible form of stewardship. Nearly everyone believes in a commitment when dealing with personal financial affairs, when arranging for loans or other forms of credit, or when saving for future expenditures. Now is the time to use this same kind of reasoning and common sense to care for our combined interests as a church community. It would be impossible to raise enough money through cash donations or “gifts of convenience.” We must rely on everyone to plan a personal three-year goal of generosity and then accomplish it, one step at a time. With the spirit of equal sacrifice — not equal gifts — our commitment relies on the spiritual values of sacrifice and faith.

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32. Can I contribute to the capital campaign through electronic giving or credit card?

Answer: Yes. More information is on the main page of our St. Joseph parish website under the 'Parish Giving' section (<http://www.stjosephparishhanover.org>).

33. Can I make my donation in installments?

Answer: Yes, your donation can be fulfilled using a variety of options over a three year period. The campaign pledge card lists additional information on the options available to you.