

## Parish Meeting: Building Project Report

October 7, 2007

**Fr. B:** In February/March, 2007 we had our parish meetings that started the consultation for our parish building project. Those meetings were recorded and a court stenographer who is a parishioner, transcribed these meetings for two reasons: one, for the history of the parish, so that we have documentation of the meeting and secondly, in a desire to want to keep all of our parishioners posted on what we're discussing regarding our building project.

What we are going to cover today, is essentially the same that we covered at Mass today. It is going to be a repeat of that presentation. I would venture to guess that some of the questions that you may raise will be similar to what other people raised during the presentations today. So in other words, we will record this meeting and put it up on our website so people can refer to it as a point of reference regarding what the presentation was about and some of the issues included in the discussion.

### **Architect:**

How many were at this morning's or at one of the Masses over the weekend? Okay, we'll go through that presentation quickly, and then we may get more in depth questions and discussion. The point that we're at in the project is the conclusion of programming. And programming is really at the point where we are just finishing all of the shopping list, if you will, of what should and should not be in the project, of how big each piece should be, where it should be potentially located, and so it's a good point or a good place in the project to stop, take note, let everybody see it, and then ask whether we have – really thought of everything.

An example of consultation is that we met with all of the School Sisters of Christ the King's past and current principals last week – took them through the project – and there was a whole series of things that they added and suggested that we should be taking into consideration – that were not actually already in the plan. So we worked for quite awhile. We brought a big group together, got everybody's interactions, and then we'll continue to work on our plans.

At the end of programming, which is where we are at now, we now begin schematic design. So, we start showing the exterior elevations, start developing those, we'll go through each of the rooms, each of the pieces of the floor plan, and further develop the detail that they are to have.

The first image is our site – Yankee Hill to the north, 84<sup>th</sup> Street off to this side, 70<sup>th</sup> to this side. And then this roundabout will be our "way-finding" piece that we'll keep coming back to. This site has a great amount of site-accessibility. On a direct line on this drive from the roundabout and from our property out to 84<sup>th</sup> Street, from the roundabout north to Yankee

Hill, and also from the roundabout out to 70<sup>th</sup>, and so we'll be able to move a fair amount of traffic fairly quickly in and out of the church neighborhood without a lot of waiting.

If you've been to St. Peter's, St. Peter's has two exits: One to 40<sup>th</sup> and one to Old Cheney. St. Joseph's really only has one that gets you to South Street and then you are in a lot of 25 mph zones to get you out. If you go north out of St. Joseph's - there are a couple of turns to get out of the neighborhood. So we will have much more direct access coming out of our property.

The water tower is up here. If you look off right now amongst the trees, you can see the water tower, so it's up in this area. The high point of the site is right here. So logically, you'll see as we show the floor plan, that that would include that we have put the church at the top of the site plan. It gets to be at the highest point so it has the best view. And then the lower portion slopes off to this side, and that's where we plan to put the playground and playing fields.

The other piece that we need to have -- unique about this site - is this teardrop shaped area for a neighborhood park. So if you live in any neighborhoods that have one of the Lincoln's parks in it, this wouldn't have parking. It is a green area; it's part of a watershed. They have to develop it yet to know whether it will have equipment in it or just a bike trail through it, we're not really sure what all what it will be. But then that will sit to our south and our play fields and all of our playgrounds will look out onto yet another larger green space. So it's a nice amenity that this site provides us.

This is a photograph taken before the crops started to grow this year, looking back towards the water tower. This is our site. It's kind of like a rolling hill right here. This is the current city's annexation line but that next portion to the south has sold and will be further developed. Back to our site plan. So again we're back to that roundabout up at this corner here; the park would then be down to the south, so we place the building here on the high portion and the playing fields and playground on the lower portion to the south, the parking lot has good accessibility out to each of the roads that go directly out into the neighborhood. The church will be clear at the top of the hill. I'll explain a little bit more why a bit here shortly.

The first piece that we set in place was the school, and that's Phase I. So as we build the school; it will have all of the support structure for the school today as well as in the future when it goes to a two classrooms per grade. Right now the initial school is designed as just one classroom for grades K-8. The next phases of the project haven't really been determined in terms of what order they will be built in. But the first option or one of the first pieces would be the rectory. We're looking to recreate everything we have at this facility (in Cheney) currently on our new site. So the rectory would sit to this corner on the north side. This property line would all be backyards to the adjacent lots that will come through here, and then there would another city street over on this side. So really Father's rectory then would really appear to be part of the neighborhood but also then part of the parish proper since his backyard is a only few feet from the entrance to the school or to the entrance to the church.

The next piece of purple is the church and again it is at the high point, trying to make it as visible as possible. Therefore, the height of the building situated on the high point of the site would likely be seen from 84<sup>th</sup> Street and 70<sup>th</sup> Street. So it will be an icon, not like our state capitol but still the same concept in that you are always aware of it as you moving in and out of the neighborhood.

The next green piece to the south, will at some point be another phase as the school will need to grow to two classrooms per grade. When that will happen and when the demographics prove that - we're not really sure when that will occur. But the master plan is planned that the next set of additional classrooms would sit to the south, and that will be a two story addition. Then a one story addition to the north – we've heard many comments about preschool, about daycare, about before and after school care, and the idea of creating an early childhood wing to the north would be somewhat separate from the school proper because the daily schedule for those age children is very different from the rest of the school day. It starts much earlier, ends much later. So giving its own space to the north allows us to provide better security for the rest of the school when those programs are being used, as well as, allows us a second drop-off on that side since those children will be coming and going at different hours than the normal school day.

The red area is the school administration. So we have the plan is rotated a little bit to help us keep it square on the page. Again, the church, the school is to this side. The red is the administration and that is the first piece, and that is the one most recently changed. When we met with the Sisters, they were very in tune with security and wanting to provide the best possible line of sight for the secretary who will sit here - to the drop-off, curb line which would be there. So in the morning when kids are being dropped off, she wants to have perfect line of sight so she could see each kid getting out the car and walking toward school. And then during the day, so she could see anyone walking towards the school --- parents coming to visit, strangers looking for an address --- wanting to always have that line of sight for anyone coming to the school. This administrative corridor will have secretaries, the work rooms, and offices for the principal, associate principal, and the health person or nurse office. This side then has the chapel. The chapel would be the daily Mass chapel, as well as, a reservation chapel when the larger church spaces are being used. We'll touch on that a little more. Here will be the parish offices, taking those out of what's now currently the rectory, and actually making those part of the school building.

The media center wraps around this commons area. The kitchen to the other side wraps around our commons area. This commons area then during the school day, in the morning for the first phase will be the church. So we'll have daily Mass here. During the day then the tables are used as the lunch room. In the evening, where we might have a music program, the music room has a small stage and folding wall built into it so that becomes really our theater or performing arts area. And then at night if we had a basketball game, this is the basketball court and gymnasium down to this side. The kitchen becomes our concession stand, and the common area becomes really the break area between the different points of the game – the pre- and post- and half-times. The gymnasium has locker rooms, as well as, bleacher

seating. So, if you have been to a game at Cathedral's gym, it is very similar. One whole side is bleachers, the other side then the main portion and courts.

The classrooms then wrap around this. We'll start with only 8 classrooms for the 8 grades, Kindergarten, first, second, third and then the computer classroom. The computer classroom is located next to the media center so that there will not be a computer class every period of the day but that the whole collection of computers can also be used by the librarian as she has classes doing library work and research for her. So we'll be trading uses there. Then the elevator connects the two floors of the school is right in this corner. So if you came in here the elevator is very close by. So if we have a student in a wheelchair or on crutches that week, it doesn't take very many feet to get into the building and gain access to that stair.

There's a lot of zoning built into the plan because at different times you want people to have different levels of access around the building. So this set of doors then locks down the entire school proper: classrooms, the offices, the elevator, media center and such. So in the evening when there is a meeting, like this meeting for example, it would happen in the commons, we would lock these doors so we would not have any access to the classrooms, but we have a large meeting area, all of our restrooms accessible and plenty of entrances and exits. The idea of another level of security is another lock down at this point. And then just using these doors so if godparents were going to use the gym that night for some activity, and they didn't need the entire school, they didn't need the concession stand, we could lock down here as well and just give them access to the gym.

When the church is built - the uniqueness about a Catholic school compared to a public school - we have another whole organization operating on the site. The church needs to operate morning to evening, really separate from the school. We don't want a constant flow of anybody visiting the church to be able to enter the school because of security. So when the church is actually built, the school will lock off here. The church can operate; the school can operate and then for morning Mass the students that pass through this door, come to Mass, and will pass back through because then they are all accompanied by teachers and we always keep the school secure. The mechanical rooms and bathrooms are placed throughout the building.

The lower level of the school then picks up the rest of the classrooms. So this end is two stories, and if you can imagine the site is sloping off, and the high point of the hill is sloping down this way. When we're still one classroom, when we have fourth, fifth, sixth, seventh, and eighth, this portion is pushed back against the hill that's where it is sloping down. We have storage, mechanical and the elevator coming down at that point.

That's a quick overview of what we covered at Mass -- probably a good time to open it to questions.

**Q:** Where is the teacher's break room?

**Arch.:** The teacher's break room is right here.

**Q:** The other thing I was thinking about was snow. Snow drifts always form on the sheltered side of the barrier. And that would fill up that courtyard space with snowdrifts, wouldn't it?

**Arch.:** We'll have to be scooping, right. But what it is also doing is, then, the reason the snow drops here is that this breaks the wind and the winds continue over the top and the snow drops. So what it does provide us is it helps to cut the wind, but it also will require more scooping.

**Q:** Can you slide on sleds out here on the hill?

**Arch.:** Great question! The civil engineer hasn't begun to look at their grading. But one thing we've looked at on the site plan, is that we believe it will be somewhat terraced. You'll have a flat area and then it will drop quickly into another flat area again. So we think we'll have a higher area here, we'll drop, have the next field then drop again. One brave young girl asked this morning, "Where's the playground?" -- which is a great question, and our thought is the playground would be down at this side here.

**Fr. B:** Aren't you a little old for sledding? [Laughter]

**Arch.:** Never too old for sledding .

**Q:** Martha went to Hawthorne School for several years, and they had a nice hill up there with snow that was just great.

**Arch.:** The best place. We know we're too far from Southeast and that's always the place we've gone as well.

**Q:** Because if you can sled without going into a street...

**Arch.:** That takes some of the challenge out of it, Martha.

**Q:** How many parking stalls are in that back lot?

**Arch.:** Right now, we're showing 30. The one question that was one of the big issues for the sisters, when they reviewed it, was can we get more? So that, and they wanted 100, which isn't a bad number. It is just trying to figure out how we associate which stalls are where and that we don't build too many. The thought being, major events in the gymnasium or in the major part of the school would use the full church parking lot. But smaller events, practices, meetings and things like that they would use the rear parking lot.

**Q:** I guess I am thinking about like St. Joe's - they have that back lot, and when kids play basketball at night or whatever, there's quite a few cars. And if you would just want access to that area that back lot would be the most appropriate to let them in since they wouldn't access to the rest of the school.

**Arch.:** St. Joe's, for space, only built half their parking in front and their other half in back. That is how they broke up their stall count, and so, those first few years before the church really started to fill, it worked pretty well. Before they built their second addition and built the new church, that

front parking lot was, you got there early. It wasn't that you were coming necessarily for the rosary, you were coming for a parking spot because it had gotten so cramped. So how we apportion the number of stalls and which side will really play out and how many can we afford and where do we put them. The one part of the master plan though is looking for places that additional stalls can be built in the future as the parish grows so we're providing enough stalls for the future.

**Q:** And the access lanes, they are two cars wide?

**Arch.:** Yes

**Q:** The other question, where is the kitchen?

**Arch.:** The kitchen is right here off the commons.

**Q:** Where is the elevator?

**Arch.:** Elevator is over here.

**Q:** Because I can see people coming up and down, going to the kitchen, and going downstairs.....

**Arch.:** That is a great point. This is a different plan. If you've been to St. Peter's or St. Joseph's, this is a completely different approach. All of the public areas being the commons, and the gym, media center are all on the main level.

**Q:** So there's no reason to go downstairs.

**Arch.:** Yes, there's no reason to go down. So this will be, the elevator is just going to get used if you're moving books, desks, or we have a child that has or a teacher that has some sort of mobility or accessibility challenged issues.

**Q:** So are we going to always be taking tables and chairs up and down in that commons area.

**Fr. B:** For the duration.

**Q:** But eventually not?

**Fr. B:** Yes. It would be a comparable situation to where we are right now. That when we get done tonight, we will be setting up tables for CCD, and then just try to get as much use out of this. But that's just going to be kind of a reality until we get a church built.

**Arch.:** This does afford you one less tear down and set-up than North American Martyrs, St. Joseph's, or St. Peter's had when they built out in that we're not using the gym as a church, a gym, and a lunch room. The gym is getting to remain a gym. So hypothetically, Saturday night we set the chairs up for Mass; they sit all day on Sunday. If we want to have coffee and donuts on Sunday, we can use the gym as another large space. We've loosely, mentally set-out that then maybe the chairs stay Monday morning. They have Monday morning's Mass, then the chairs and tables are set up for lunch. Then lunch tables could stay there all week. Now how we deal with

morning Mass for the students, for the first year we probably won't have potentially all 250 kids that first year, so we might leave some of the tables up and then just do some of the chairs to deal with the morning Mass crowd and then switch them over. So I think this is creating less work for the pick-up and take-down crew than the other two most recent parishes have had.

**Fr B:** Can you go back to the floor plan? The things that Kathy asked regarding the kitchen, the elevator, and a couple of comments on that parking as well. I did not realize how huge of a ticket item concrete and parking is going to be. Huge. Huge. So that is going to play into how we formulate size and number and stuff like that.

**Arch.:** And the city won't let us do gravel anymore.

**Q:** In other words, trying to doing it like we have now for the duration?

**Q:** Blacktop?

**FR. B** Yes, anything hard surface.

**Arch.:** Yes, blacktop or concrete. We have found that recently, depending on where you're at in the year and depending on where we are at on price per barrel for oil, blacktop and concrete are really starting to narrow. And then, for first cost, and then if you look at the life cycle costs of asphalt, you know you're going to retop it 5-10 years down the road. As soon as you add in the fact you have to come back over it again, many of our owners are going with concrete, paying a little bit more to start, knowing that long term they just don't have to deal with it.

**Q:** Is this a definite plan or does it depend upon on the civil engineer, how everything lays out?

**Arch.:** Right. All of the engineers, civil engineer, mechanical engineer as he looks at mechanical room placement, and the committee, sisters, and more, we have have two pages of comments from discussions after each Mass this weekend that will be worked back into the plan. So this is very much a preliminary kind of test fit. These were all the pieces people said they wanted, this is how we think it could fit together, but it definitely is not final answer.

**Q:** I have a comment that I haven't heard anybody say yet. I just want to thank you so much for designing a tradition church. We came from, our old parish was like an 800 seat fan shaped, and the acoustics and sight lines just really were not good. I'm glad that we're looking at the more traditional design, I really appreciate that, and I don't know if anyone has said that. With that said, is there sort of a parish or specific church in mind that you were thinking about in terms of design?

**Arch.:** This one is really a new venture. We have heard interest in, when we started this project, great worry about what it's going to be like to go from a church of your scale and grow. With nervousness - will we lose the sense of community? Will we lose the personal connection when all of sudden instead of 200-300 seats, we have a potential of 700 seats. So that has rung true at every Mass; parishioners said - try and give us the personal connection, try to make the church feel like a community space. But we also know it is inevitable, that the church will be

bigger. Every day there is a new house breaking ground in this area, and you actually have one of the biggest parish boundaries in the diocese. And if we look at how growth going to the south in Lincoln, the parish will grow.

So, how do we combine those two things? Small town parish feel and yet the need for 700 seats? One of the pieces that has been worked into that, and this really came from Father's idea, was creating second seating areas to either side. If you can imagine, you're taking seats off from the end of the aisle and bringing them around the side, so that you're starting to wrap people around. The sanctuary would be up those three steps so that's trying to help... I'm an attention deficit borderline case, so the idea that if I'm sitting here and looking across, and I'm watching somebody's family on the other side doing something, we don't want have that. We want them to know that everyone is around them, but we would like not to have the distractions of you having a perfect line of sight to me but then with Father in the middle. So trying to create that intimacy there but also the screening of the views.

The idea of the center axis, Father's given a great explanation at the earlier Masses, this fan shaped plan really didn't exist in Catholic architecture until about 25 years ago. Father's said he's never seen a circular plan. I went back today; there is one in Rome. In about in 1300 A.D. they built a round church; that is truly circular. They didn't do it again. I have a feeling the Romans, as they figured out a lot of things, like plumbing, the aqua ducts, and all of those things, realized this isn't the best idea. Because all of a sudden, where is your focus? Where is the attention? How do we make the tabernacle and the Blessed Sacrament the most central point? That starts to get difficult.

The other thing we talked about was a choir loft, having the choir at the back of the Church. I had the pleasure...this couple made a comment about... the number of Masses I got to be part of here today; I sat in the front row. The amount of time that the guitarist or the organist would change music, stand up, sit down, every time that group did that, I looked...away from the sacrifice of the Mass. So trying to zone areas to really be... choir, extremely important part of the Mass, but it is more natural for us to hear the sound coming over us as part of us that we are singing with them as opposed to them singing towards us. I grew up in a guitar family in the guitar choir at St. John's. So I remember being on the other side of that. And it was kind of fun to watch, there was one young girl, at the middle Mass at 9:30, who was singing with her mom. She wasn't comfortable. She would have been much more comfortable at the back with the organist and singing with everybody than right up in front. I felt for her because I remember sweating out those Masses with my dad up front. I know that there is an interest, and we appreciate the fact that we want to feel together. I do believe in a more traditional plan, we can accomplish the things that the other people have mentioned being that community and that closeness. The interesting part of a fan shaped plan, if you study it, mentally it feels like you are closer to the sanctuary, but actually because of its shape, the majority of the seats are farther away. So we did a study on two previous churches where there was that same interest, and we can prove mathematically that actually the majority of the seats are closer to the sanctuary in a traditional straight plan than they are in a wedge because in a wedge, so many of the seats are on that outer periphery.

**Fr. B:** In terms of the origin of the design of this - two things. A crucible form is really part of classical Catholic Church architecture. We don't have a true crucible form church in our diocese. You have a Blessed Sacrament or St. Theresa's, but in those transepts, the pews face the front. The pews in our design are only 7 in number. So you take 7 of ours and that's not very much, these face in towards the altar. A lot people said they wanted the Eucharist to be the focal point of everything that we do. And I'd like not to have a cathedral that we where you almost need a pair of binoculars from the back to see what's going on. But just a slight elevation, maybe just a little bit of elevation in the floor that the back being elevated so that everyone can see. But I want to try and keep that sense of identity and belonging in a classical form and approach to architecture. Also, trying to keep the seating to 700 because a lot people said 'we don't want a mega-church,' so we designed a narthex, hopefully, that is going to be large enough, that if growth exceeds what our seating capacity is, we will be able to put up chairs to meet the need for seating. We are also looking at a dome over the sanctuary. We don't have a church in the Diocese that has a dome so we're trying to include that as a you know.

**Arch.:** I think Jessie's question is good. Does this match or does it build upon any local churches? No, it does build on a lot of lessons that we've learned. Has anyone been to St. Theresa's? Do you realize the floor slopes at St. Theresa's before? A few people do. If you any balance issues, which I have some, you can barely notice it. But we did the same floor slope at North American Martyrs, and very people realize the floor slopes. But what it does is at least those next two pews in front of me gives us all a little more view over the people in front. Which again builds on this mental connection of you to the sanctuary. The materials, the methods of construction that were used at North American Martyrs and at St. Gregory's seminary, that we worked on, the lessons we learned there for how we can build and still have it look noble and long term but not necessarily cost like the old stone churches cost. As well as on the mechanical system side, we've found North American Martyrs and now Southwood Lutheran, we've done radiant floor slabs in the church. As we have designed these spaces we have tried to make them more reverberant because the speaker systems now allows us to provide Father's spoken word directly to you so we're not energizing the room; we're not getting a lot of echo. When you really want echo is when we're all singing because then we're all enveloped by everybody else's voices and the choir, and it feels bigger and fuller. That is one thing I noticed here today, because of the carpet, because of our low ceiling, there is not a lot of reverberation in your church. If you (claps his hands) you didn't even hear it come back. In North American Martyrs or St. Gregory's, (claps his hands) if you did that you'd hear it come back for 2 ½ seconds, and that reverberation, that echo is what makes the sound seem fuller, and it makes people who sing like I do, feel a little more comfortable in it and makes us obviously sound little better...it's like singing in the shower; we're all pretty talented in the shower; it's when we get out, that our voices fall off a little bit. So that reverberation really does make a better liturgical environment because the music is more full, and then we use the sound system, which Father is going to use anyway, to direct the spoken word to you in a new format using line erase speakers, and then that really takes care of all of the reverberation and the echo.

**Q:** When people enter the church, the ones who are going to be seated in the cross --- there, do they enter the back here or is there another set of doors?

**Arch.:** I haven't gone that far yet. The only thing I can note about that, architecturally and liturgically, I would love to have everybody enter the front. My parish has exits on either side. And there are people who... you know often you say, I don't know anybody else other than the people who go to my Mass...and because we have these two entrances and exits up here, I obviously don't know anybody who enters and exits those two doors because I park this way and enter the back door. So after Mass there's this mass exodus in three different directions so there isn't much of a community-building process afterwards. I would love to work out a scheme that would have the majority of the people entering and exiting at the same place.

**Q:** I was trying to figure out how the people who came late, would they have to cross in front of everybody?

**Arch.:** That's one way to convince them to never come late again. We really haven't gotten to that level of detail on the church as of yet. Just to note that the original scheme or scope of this project was to design the school and then to master plan the future additions. Then the one piece we added to that was let us at least design a rough exterior for the church so that it's already planned and then the school builds upon that as opposed to building the school first, getting its exterior together, and then 10 years down the road trying to blend the church with the school. Let's the plan church, the heart, really, of the parish, and then have the school add to that.

**Q:** Is there a place for a visiting speech therapist or a nurse's office?

**Arch.:** We had that question this morning. One the neat things that LPS provides our parochial schools is speech therapy, some language learning classes and things like that. Many of those are now housed out of a van, kind of a big bus structure that goes school to school that they plug a big 220 outlet into the building and run it out to the curb. If you're a student that is gaining those services, if you have kids in school, and if you attended day school and watch those kids that have to leave the class, it is pretty dramatic. These kids disappear for 20 or 30 minutes while the rest of their class is moving forward. They are getting important services, but you're also building the stigma of "why are they leaving?" "Why are they always gone?" "Oh, are you dumb?" "Are you behind?" It happens like that, I've watched it. And so, as many of those services that we can provide close by to the classrooms cuts down that time that they're out of the class and keeps them more part of their class unit. So the media center has a series of small spaces. The basement, we've looked at a workroom and we've talked about additional small spaces down there as well. They can be small, 2 or 3 chairs at a small table, kind of conference spaces. Then we also have this larger activity center on that side, as well as, the conference room here that could be used for those services.

**Q:** Will LPS let their therapist come into the Catholic schools now? Because it used to be an issue that they wouldn't.

**Fr B:** I don't believe that they will now. I think that it's still how the Title I services are administered. It is on site but not in the building.

**Q:** Yeah, because they can't cross that . . .

**Fr B:** It's one of the stupidest arrangements I've ever seen.

**Arch.:** I'm not sure that is completely true. When mom was at Morley and was providing services at St. Joe's, she didn't have a bus. I know she went, somehow there may be some blurring.

**Q:** They may have changed. I know that in the transition at one point, when some of my boys were doing speech therapy, they used to be able to do it in the convent. Then they got so they wouldn't get on the grounds at all, and they started doing the bus thing. And I know it was a big issue for St. Joe's because they didn't know where to put those kids...too far to walk, and they used to want them to walk from St. Pat's down to, whatever the grade school is down there, and crossing a major street.

**Q:** Not --- it was even further down, it was ----

**Q:** I can't remember which school is there . . . .

**Q:** it's not that far but is past Fremont (Street)

**Arch.:** I know that a couple of the Catholic schools are now sharing the time for a resource person that is going, not for the speech therapy, but any of the kids that are a bit developmentally delayed. So they're actually sharing a Catholic person's time, paid time, between a series of buildings. So they have a room within the school that those staff members are able to use as well.

**Q:** So hopefully if you build it, we'll be able to use it.

**Arch.:** Right.

**Q:** To compare like what we have, the commons area, how big is that compared to this building, to this area?

**Arch.:** This is about 60 feet, I'm sorry, 70 feet this way and about 70 feet that way. And rooms that don't have ceiling tiles, I'm not the greatest at estimating.

**Fr B:** Double this room, roughly.

**Q:** So the size, like maybe the whole building?

**Arch.:** No, probably maybe another half.

**Q:** Half of that?

**Arch.:** I bet this is about 40 feet wide. So we pick up another 20.

**Q:** Is there room for storage? Like tables and chairs?

**Arch.:** Yes, now whether that storage is... the storage isn't designed yet to fit everything, but our location that we've planned is on this side. So it could be storage not only for things used in the

gymnasium but also storage for the tables and chairs. Again, uptight architects want to make sure there is enough storage for every table, so that when we do break this down and it is a church, we're not sitting there with racks of chairs and the tables stacked against the wall. We would really like to feel as proper and focused as a church as well as a lunch room.

That was one of the discussions that went on for awhile. Do we use the gym as the church? It's bigger. But if you think of everything that is in a gymnasium that we have to build...the materials have to be extremely tough, most likely it's concrete block of some sorts. The ceiling and structure has to be very high. You don't really want it finished because if I bounced a ball off this ceiling, you're going to know that it bounced off that ceiling forever. So you want it pretty utilitarian and tough. Not necessarily all the words you would use to define the church that you would like to have. So let us make the gymnasium was sort of the direction...let's make this pretty utilitarian and tough and going to be there forever, and we don't worry about what happens or how the kids use this space. And then let's use the commons, yet slightly smaller, but we can allow that to be more finished space with nice natural light, where we're not putting cages over the windows or cages over the lights to handle the large group play.

To give you, I think there were some people worried this morning, well how big is this church going to feel? If you count the pews down the center section, I think there's 8?

**Q:** Nine.

**Arch.:** Nine. And today we have this set up 8 pews deep or seats, rows deep back to this wall so you're at 17. So if we made this a church with 17 pews deep, right now, if I remember correctly I think we were roughly 20 deep in that area. So if we were going up to communion from this back wall to the sanctuary isn't much different to the scale. Now we sure would like to give you a higher ceiling than you have here. This is very much a residential building. But you can get a sense of the scale; the space you'd be dealing with, the plan would not be dramatically different. Now the big difference you'd start to see, if you look at big this space is, on master plan, compared to your narthex or vestibule now, this has enough space for people to gather and mingle, to still have flow, to have scrip sales, and all of that...all part of that whole area and still have it be a corridor. Right now, this is a pretty tight little space here.

**Fr. B:** Other questions?

**Q:** Comments, not a question. I like the idea of dome. I like the idea of a sloping floor. I've thought some times that the interior of a church if anything should evoke the Sermon on the Mount. I've thought about that, I don't know if Christ was on the mount and the people were down below or if he was down below the people were on the mount. But that is one of the main messages of Christianity is the Sermon on the Mount. If you could somehow...

**Fr B:** Bring that forward.

**Q:** When you talk about dome...St. Mary's had a dome above the altar, you're not talking about that are you? Or are you talking about the roof being a dome?

**Arch.:** What's your name?

**Q:** Chuck.

**Arch.:** What Chuck is asking is if anybody remembers the old St. Mary's that gold, kind of looked like a German military helmet that was over the altar up on the thin piers. That was called baldacchino and that was used throughout history, especially in these really large churches to try and bring a scale or focus back down to the where the altar was and where the Sacrifice of the Mass was performed. We were the first wedding after that got torn out, and it was this great victory that we didn't have all our wedding pictures with that thing up there. I didn't necessarily like the physical form of it, but what they were trying to do in that large space was bring a dome, you know, bring some form that would help focus your attention on the altar. What we've been discussing is more of a physical dome in the ceiling.

**Q:** That you could see from outside also?

**Arch.:** Right.

**Q:** Okay.

**Fr. B:** Another element regarding worship that I very much would like to try to capture if it's appropriate, is in the sense that the Second Vatican Council is that the focal point of everything that we do in the church is Eucharist-centered and based on the representation of the Last Supper in which you have the proximity of everybody to the activity that is taking place there. The slight elevation but everybody as close as possible.

**Q:** There's not going to be a pulpit, right? Just a lectern?

**Arch.:** Right now we've planned the altar of sacrifice, the pulpit -- the altar of sacrifice, altar of reservation, and then the priest's chair to this side. We have not planned right now a lectern and a pulpit. But that, as the interior of that space is developed that really goes back to Father and as far as how he wants to configure and use that space.

**Q:** Where's the baptismal font?

**Arch.:** Right now we've, the baptisteries in many churches that we all go to the holy water font as we go into the church to recount our baptism and there is a lot of really neat history of our Church --- that's the entrance of the church. As you get to the holy water font, that is reminding you of your baptism and you're entering into the church...just as you did the day you were baptized you entered into the Church. One thought, at least in plan that we've been developing right now, the confessionals to one side and a baptistery to the other side on that axis as you entered into the church. Not only, so from the idea that you're recounting your original entrance to the Church, but after confession, your re-entry to grace and the sanctity of the Church all kind of happening back here at the entrance. Now again, what's your name?

**Q:** Tony.

**Arch.:** Tony is hitting a good point that has not yet really been worked through this committee. The committee has really worked on these areas and so you'll see more detail in those plans. The idea here was let's just get a space big enough to serve all the functions we need and then get back to what would be the chapel.

What Tony is getting to and the committee will have to get to is how do we do baptisms in this parish? Is it at Mass? Is it after Mass? If it's at Mass, is it part of the whole and everybody is facing forward? Is it at Mass and it's back at the entry and everybody is facing backwards? Is it after Mass of which then a smaller area could be used? There's lots of different models, and the committee hasn't really begun working through that yet.

**Fr. B:** A couple of other elements that enter into the theology of baptism. Is should the area for baptism be a permanent or a movable fixture? Again, we placed it, just for the time being to drop it into the footprint, close to the entry of the church to connect the entry into the faith. Also, some of the priests have told me, why don't you build a baptismal font permanent right in the middle of the aisle like some new construction has? I don't like that because then it takes away from your line of sight. When you walk into the church you should be focused on the Eucharist. A couple of priests also asked about putting in a baptismal pool where people are immersed. No. (laughter from room) If you've ever seen that happen, it is very, very difficult for the person being baptized and all the other people. Immersion is an option in the Catholic Church, but there are so many impracticalities about it. So anyway, we've dropped it for now. I'd like to keep the main aisle free of any permanent fixtures because we have contingencies like funerals and processions for weddings. If you go to a church that has a permanent fixture, you're always dodging it.

**Q:** So going along with funerals and weddings, you have spaces for the wedding people to get ready and so on and so forth. Funerals, they're going to come, and they'll have the funeral. Then they're going come back and say we have a dinner afterwards, we're going to be entering from the other part, going into the commons area, right? We won't be disturbing school?

**Arch.:** What the teachers have talked about, ten years ago we didn't worry about these things. And you can't even imagine that you should worry about the folks that would have attended Mass and then attended a funeral being a concern in the building. But as you look at it from the building administrator's standpoint, I don't know if you're a good person or bad if you're in my school. I just know you're not typically here, and then there's the concern. Who you are doesn't matter anymore. Now it's just I have an issue within my building as an administrator. So their thought, on the days there would be a funeral Mass, they would lock the school down here; lunch would be taken to the classrooms, which many of the parishes do, and this area would be the funeral dinner.

**Fr. B:** A couple of things that were also mentioned along those line was in our first phase right here, that what we have drawn in, in terms of square footage, is seating capacity of about 240 at tables. And just as we have chairs comparable to here, between 350 and 400. To give you an

idea of what the whole church will hold now is between 200 and 225, so that buys us plenty of time. But, if you have the larger funeral, this would not be adequate capacity.

A couple of other human considerations are, if you have the proximity of little children, would you want a funeral and the casket and everything else being brought in? That would be something we'd have to consider. Right now we have a good working relationship with the Cathedral that whenever we have a funeral of any size, we'll use their church. And very possibly, that could be the continued arrangement. We don't have a lot of funerals, so I don't know if that will be a significant factor to consider. More than likely we'll use other churches for funerals. Or if it's not a school day, a Saturday or something like that, we can make provisions for that where we wouldn't have to interrupt.

You said about a bridal room possibly... right now there is a sizable room that has been called and designated a family room. And we envision that as being a bridal room to have bathroom facilities for brides to get ready. Also a family room in such a way that if you had a funeral especially one that would be tragic, and if you'd want the family to have privacy, put the casket in there so they could say their final good-byes without everybody else gawking, that would double for a family room and a conference room. But this right here, and that's what you have drawn in here is a sizable room, and then again that has to play out, that could be multiple purpose family rooms.

**Q:** Father, has it been decided then that we're not going to have any basement or partial basement in the church?

**Fr. B:** This whole section here is going to be the lower level of a stacked, two-story approach.

**Q:** Is that the church?

**Fr. B:** No, this is the lower level of this right here.

**Q:** Right. My question is in the church, like at Cathedral and St. Pat's they have a basement underneath the church.

**Fr. B:** No. The commons area that will serve as essentially a parish hall and everything else is all going to be on one level. The only things that are going to be on the lower level of the stacked approach are your mechanicals and storage, and then your upper grades of your primary grades that will be underneath this.

**Q:** So, no basement on the church?

**Fr. B:** No. We wanted to keep everything slab on grade for handicap accessibility so there's no mobility issues for anyone.

**Q:** Plus, you'll never get water in the basement. [Laughter]

**Arch.:** Can I go back and add one more thing to Chuck's comment? As we talk to the other parishes, we think we all know where to go. The people who come back for an event like this know what

the parish is about and know how to use it. But if I'm brand new, and Father announces there's coffee and donuts, and I get out to this point, and all of sudden people are hitting stairwells, and they're going long distances, and I can't really see where they're going, the odds of me sticking around as an outsider are pretty slim...because that's really uncomfortable. Now all of a sudden I'm with a bunch of people I don't know, I'm not really sure where they're going - am I going to the right place? Most likely they'll leave. Many of the churches we work with, and not just Catholic churches, but they're all looking at that as the first chance of their expanded ministries. How do we keep these people after Mass or after the service and start to build our communities? So in all of the parishes, other than North American Martyrs, St. Pat's, St. Peter's, St. Joseph's, you have to go downstairs or you have to go to another building to get to their community space. Having it all on one level rang loud and clear pretty early in the design.

**Q:** But St. Joe's now, they have a social hall adjacent to their church on the same level, which does not double as a cafeteria. Would we ever consider something like that?

**Arch.:** I think a good point of reference, because that is one of the parishes I grew up in, that is now 30 years, 25 years into their history, when honestly they've able to afford it. That's pretty expensive space. And so, those of you who have been to the new St. Joseph's, the space that is now half library and half, I think they call it Resurrection Hall, is the old sanctuary. It is the old church and that is how they converted that over. If we were to, we have not master planned that in yet,

**Q:** Would we have a place to put it? I mean -- thought wise.

**Arch.:** We haven't gotten to that point yet, but it is a great question.

**Fr. B:** What would the purpose of a parish hall be? Many times it would be weekend activities; it would be sit down dinners, probably no receptions for weddings and things like that because many times people want opportunity for dance and music, a larger crowd than we can accommodate. I don't know if that would be the things we would want to necessarily provide in our entire school-church approach. With the capacity of 240 seated at tables, it would be adequate for most of the things we host on the weekends. Coffee and rolls, a sit down dinner, maybe an after funeral dinner, 240, that'd be a pretty good sized funeral dinner. Could this double as a parish hall? What we're looking at are cathedral ceilings in this commons area, and the appointments that would really be along the lines of a parish hall.

**Q:** I like what he says in the fact I think that a hall should be closer to the church. Because I agree, I think people are going to zoom out those back doors and they won't stop. Number two, and that's just a thought, let's say that our school grows to 500. Our cafeteria won't hold them.

**Arch.:** Well, none of the schools are doing the entire school eating lunch at the one time. Honestly their kitchens can't keep up. So all of our schools right now are having either two phase lunch or three phase lunch. In the end, that is really pretty helpful as far as your kitchen staffing and the economics of that, as well as how you deal with that many kids on the playground all at once. So by phasing it into either two or three shifts, it does help the overall run of the day.

**Q:** So I guess maybe another question then is, you have a school play, I know St. Joe's they divide theirs into two nights. But that 250 would be?

**Arch.:** Well we'd be at 350 or 400 because we'd be at standard chairs and not at tables. But your comment is a good one. Many parishes have gone, and it's not my favorite approach, but many parishes have gone and started using their church for those events because it's the only place that they can house that many people. And, I think, that personally, that's a bit more blurry than I would prefer, but I have seen that done.

**Fr. B:** In terms of drawing up a separate parish hall at this time, we have worked and worked to get this down to the square footage it is. Because just for me, I have some self-imposed financial ceilings that I really don't want to exceed for the parish because it needs to be a project we can manage financially.

**Arch.:** One corner that's probably the least defined right now is this: This day care, early child care, day care/pre-school, before and after school care. What this parish looks like demographically once, 10 years hypothetically down the road, and we're ready to start building another phase, it's impossible to predict. So this side in our mind is the one that is pretty flexible. At that point if it makes sense that we need a parish hall that we can't survive with the way it's currently working...there's a fair amount of square footage up here that could be worked into that. One thing that we have talked about already is moving the rectory possibly down to this corner, down here at the bottom right. Again, it would still be part of the neighborhood, he would still have driveways and homes to the other side of the street to add a little more flexibility up in that corner.

Interesting, we had a Lincoln city police officer and a state patrolman here last night -much more than interrogation than I had planned on this weekend as part of this process. The police officer just did all the emergency evacuation plans and contingency plans for North Star High School. And so he spent the last three years, his total duty has been researching all the major catastrophes that have happened in schools around the nation and how they were dealt with and what do we do. The scary fact, 911, our call center here can handle 24 calls at once, and then they all stack up on top of that. Because every student now carries a cell phone, any of these major critical events that have happened around the nation, they've had 900 to a 1000 911 calls coming in at once. And so his expertise of how we deal with this, how do you have a plan set to handle this is extreme. He is a wealth of knowledge. He's offered to help. He made the comment, I'm not really sure how the sisters, I've wanted to approach them, but I'm not sure how the sisters would react to this. We did a what was supposed to be a one hour meeting with all of the sisters who have ever been principals or are currently principal through the Christ the Kings in our diocese. And so we had 10 sisters and Mother Joan Paul at the table and for four hours, we talked and worked through that. And they are, they are going to be a perfect match with Clark, because they are thinking the same things. They've gone to the seminars, they're talking to all the insurance companies, they know that most likely, we don't an issue, but if we do, how do we deal with it, how do we design our schools that way. St. Joseph's, my mother teaches there now, they did have somebody in the school. Wandered

from the church down into the school, and nobody knew who he was. And that is pretty secure school. Just to give you some calm or some reassurance, not only the parishioners of the parish being involved to help make this a very safe school, but the Christ of Kings who have volunteered to help design the school and act as kind of our school consultant are also right there at the forefront to making sure this is safe and we have all the planning involved to be able to handle it. Did you have a question?

**Q:** Yeah, not really sure how to say this, so I'll just say it. Have we gotten to the detail level of design on the school yet as far as what the types of doors would look like to the classrooms? Because what I'm thinking along the security line, somebody comes into the school with a gun. You lock your door. Are they just going to be able to kick the door through? Or is it going to be honestly a lot more work? Because if you've got one room where they can kick the door in, and another where if somebody shuts a door, and if there is some kind of signaling system, and I'll use the Virginia Tech example for either the right way or not right way to handle the situation like that, is there a way that planning the design of the facility, if something like that would happen, and this would obviously be a question to address to the nuns who are doing this, so that you could communicate that out, and teachers could lock down specific rooms before something really bad would happen.

**Arch.:** There's a voice system throughout the whole school. All of our schools have it now that from the principal's office you can transmit, and they have a whole series of codes for what level of issue or security or natural disaster kind of thing that is occurring. The discussion last night and have to admit almost kept me up at night with the level of design that occurred. The doors will be a hollow or a solid core wood door. So to kick that out with a full deadbolt-like lock, most people in an assault situation, this officer told me, won't slow down for that. Interesting part, we helped design North Star High School, and he said our biggest failure was that we have this really secure door with a really secure lock. But right next to it from a security standpoint, we don't want, we can't leave teachers in the room without some visibility of them because of another from a bad thing happening from within the classroom. So we put side lights, you know, glass on either side of the door. He said that's your worst mistake because the person, if there's an assailant isn't even going to deal with the door because the glass is much more easy to get through. And he said because we made our side lights so big, because we wanted to give so much visibility from the hallway in, they'll just go right through that. Now I was one notch down. And then he said the next, with Virginia Tech in mind, the next thing we did wrong was we put the windows of the classrooms directly opposite the door. And he said you really want to offset that. If your door is here, you really want your classroom window to be in this corner. So if you're going out of it, somebody's walking down the hallway they can't potentially see you going out of it.

These are doomsday level discussions and not to send anybody home depressed, and honestly, 20 years ago we never dreamt this would happen in high schools. Now it's happened a series of times in a high school setting. Will we have things like this going on in grade schools someday? We'd all sit here and say, wow, probably not. But the odds are... we have to design in case that does happen.

**Fr. B:** Because it's not just a grade school. When you get 7<sup>th</sup> and 8<sup>th</sup> graders in there, you're talking about teenagers who know how to "jimmy" a cabinet somewhere to do things you hope would never happen. If it was just kindergarten through second grade, it would be a different level of concern.

**Arch.:** Other things that have been added in the...there was a great debate...couple nights worth of where the lockers would be for students. Would they be in the hallways? Would they be down in the locker commons like Lux and Scott or North Star and Southwest? Would they be in the classrooms? The current public school planning would say let's do them in a commons. We've done many schools like this, we'll have view of those, they're lower lockers, nothing can happen in the area. But a lot of the studies are saying that if you have a locker in the classroom or a hook that you're putting your bag as opposed to a locker in a hallway, you're much less likely to feel safe in bringing something to school you're not supposed to. If it's in the classroom and sitting right next to the teacher, as opposed to out in the hallway where you know when go to the locker the odds of anyone seeing you pull whatever out of that back pack are pretty slim. But if it's in the classroom setting with all my friends at a desk and the teacher also in the room, I'm less likely to bring something that might be an issue. So all the classrooms are planned to have hooks along the wall and the kids' back packs and coats will be in the classrooms.

**Q:** To change the subject...is it gas heated?

**Arch.:** Most likely this will, we've looked at a series of different systems. We've done many of our recent buildings in geothermal well systems. They are more expensive first cost, but their long term costs are dramatically lower. The most economical is either a gas or an electric rooftop unit set up on top of the building. You replace it every 15 years, and you just keep going through that cycle. But the energy is more expensive and the long term cost is more expensive because of the replacement. The geothermal well field and the heat pump is a much more sustainable approach for mechanical systems. We can get heat and cooling cheaper because we're using the earth to basically either cool, either pull cooling into the fluid or pull heat out of it. What we're finding at least now where we just used to do big schools in this geothermal systems, we just did a geothermal system for the Lazlo's South down here at 56<sup>th</sup> and Hwy 2 and the new FireWorks at 84<sup>th</sup> and Old Cheney. Those are only 7000 sq. ft. buildings. We've done a full geothermal well system for those, and right now, all their studies that we're doing with them ongoing, it is still very economical system; we're seeing the benefits.

**Q:** Will the unit for the school supply the church or will we have to have another one?

**Arch.:** They'll be separate. The heat pump system basically is using a large well, drill the wells down. If you've driven by Lincoln High, they're getting ready to drill that well field or if you've been by any of the other...Lincoln Public Schools uses this system 100% now just because they can see the energy savings in it. So there will be a well field that will support the entire facility. We'll probably only install the initial wells needed for this building, but all the connections and all the master planning will be there to then allow future wells to be added for the additional square footage. Each area will have a basically a big roof where that water is going through the building at a certain temperature then it comes to each of the heat pumps. Then each

individual heat pump uses that loop to handle heating and cooling. So there will be much larger units for the big spaces, smaller units for each of the classrooms, but what it also allows is that each classroom or every two classrooms can have a single thermostat and actually control their temperature individually compared to the old central system where there was one thermostat that really controlled everything and then all these little thermostats in every classroom which made you think you could control temperature. But in the end it's really just supplying air at one temperature and then it's whether you close or open the vents as to whether you got the heating or cooling. It is a great system. North American Martyrs was the first Catholic school to have a heat pump system, and that was now close to 20 years ago, 18 years ago. The technology has improved greatly. Those early systems caught a lot of bad press and it was deserved. The actual package units that were the heat pumps were not very reliable; they had a lot of service problems. But as the technology's improved, they've gotten much better.

**Q:** Can you touch a little bit on the financials, what this would be expected to cost, at least in first phase? And then Father, what would be, what would say a financial drive look like and that sort of thing. I assume that is what will be talked about to some degree, what will be expected of all members of the parish. And one thing I've kind of wondered is...my understanding is there...a lot of questions...there are people living in this area that their children would go to this school here that are technically attending St. Joseph's Church or St. Peter's Church, correct? Is there going to be any movement to try to bring those people into the fold so to speak?

**Fr. B:** Yes. Let me take that one at a time. A previous question, I had mentioned that we have done everything possible to squeeze the square footage down while not depriving us of what we think we need in a school and worship facility for the time being, and yet at the same time, trying to manage that square footage from a financial viewpoint. We're 415 families right now. You can do the simple math on industry standards for construction. Right now as this first phase colored in, is drawn in at just right at 43,500 square feet. Construction costs per square foot ---- \$120 square foot finished. I'm not at this point willing to throw out budget numbers. There's a number of things that are involved in that. That would simply be construction of everything that would be fixed in the building. That would not include outside infrastructure costs, water, sewer, streets, parking lot, architect's fees,

**Q:** Teachers.

**Fr. B:** Well, that would be operational budget. This would be just for the construction. Impact fees, professional fundraising fees, it gets up there in a hurry. My self-imposed financial ceiling on this is to try and do it in such a way that we can do a capital campaign within a five year program and then borrow whatever extra money we need for construction. Then try to have all of that paid off within 5 to 7 years. Other priests tell me that is absolutely unrealistic. We've had professional fundraisers look at our financial situation based on the calendar year ending in 2006...based on what our giving capabilities are. They have a whole methodology; they look at several different major fund drives during the year, overall giving capacity and desire, and they have told us what they think based on the number of families that we have right now - what they think our, with a maximum effort, what our giving capacities are. I have to sit with our

parish finance committee many more times and others who are in the financial area to make absolutely sure what it is that we are going to undertake and what we are capable of raising financially before we jump into this.. . far more discussions.

I've lived in rural areas and have been pastor of rural parishes far too long where I just know, rightfully so, how conservative I think we should be financially and that we shouldn't get into external debt to a point that we're going to be servicing it for 10, 15, 20 years then that's going to be eating up a large part of operating budget paying that back. So anyway, we are just starting to look at numbers. Stewardship is going to be a big part of it. We've got an incredible number of competent individuals in this parish. The Building Committee reflects that. People who are competent in areas of, we've got electrical contractors, mechanical engineers, we've got master plumbers, now if they wish to do any of that as part of their stewardship--that would all be part of the contractual agreement. That's kind of like doing business with a family member and a used car. They would have to be bonded; it would all have to be according architectural standards and construction standards to make sure everything is done in that way.

At this point I guess to answer your question directly, more than likely we'll have a capital campaign beginning in the fall of 08. Not this year but next. Probably a two tiered approach. One would be for existing parishioners on a five year pledge program. And I am going to have to ask sacrificial gifts of every family. That's going to be contingent upon just telling people we are a charitable, non-profit religious concern, and that our membership is voluntary. One of the things that we wish to enter into by virtue of our membership is to provide worship areas and educational facilities for our individual families or our parish. And in regards to that, how much am I willing and how much am I able to support that financially.

Every family will be asked for financial support, if they can give that to us. That's a whole thing in and of itself. I know that when a couple of recent parishes had financial drives, I know of a number of people who were asked for sizable donations, and there's a whole range of emotions on that. But we'll probably have a five year pledge drive on our existing, for our existing parishioners on this space. And then a three year fund drive approach as new parishioners continue to be added. We don't, you know, want to have them register and say, "Oh by the way, we're having a fund drive. Welcome to St. Michael's." But later as they become members of our parish, we'll have a short pledge drive to ask them, would you be willing to help us out? You had another question.

**Q:** About the bringing the, because I suspect there is significant monies...

**Fr. B:** Oh yes. Right now the largest share of our operating budget annually is going to the education of our Catholic school children in other parishes. A question was raised in one of the Masses this morning. When we get a school up and running, how is that going to be run? Is it going to be a graduated approach, say K through 4 and then add a grade every year? Operationally from a financial viewpoint that would probably be the easier way to do it. Or do you open up all eight grades at once and say we've got all these other kids in other Catholic schools, we now have our own Catholic school, and we're going to provide that school for our parishioners, and if you'd like to have your children in Catholic school, and I hope they do, that we'd ask you to

enroll in St. Michael's. But how do you balance that human element? Well, we've got a child in the seventh grade, one in the fourth, and one in the first...well, I'm not going to ask my seventh grader to come to a St. Michael's school because of friends and relationships. So do we take say a couple of kids from one family and educate them and then provide that money for them to go to another school?

There's so many, there's so much of that that we have to figure out how we're going do that. Financially, I don't see how we can split our financial arrangements. It may have to come down to, and if we have a couple of years heads up notice to try and develop a plan ----- Once we get our school up and running, here's the process. We'll provide an education for your children, but if you choose to use another school for whatever reason, you're going to have to pay the entire educational cost per child which is about \$3500. Operationally we just can't be, for those several years, can't be dividing our financial allegiances.

Is that going to be difficult? I've already had parents tell me how difficult it's going to be for me. No, because they've told me directly, don't expect us to send our kids to St. Michael's school but we would still want the financial support from the parish so....

**Q:** I don't think it will be as bad. Generally, people of Lincoln, if there is a new school, you'll have a lot of people wanting to get in because it's thing, you know, to come into the new school. So I think there will be groups of them that will come over from other schools.

**Fr. B:** At the same time I want to be reasonable about how to deal with that. I don't want be saying that this is the way it's going to be. Also, there may be a draw, you know, we were talking in a couple of previous Masses, that more than likely this will be the first wireless Catholic school endeavor in our diocese. There's a draw to that and a lot of other things.

**Q:** I think maybe too, boundaries may be an issue...

**Fr. B:** See in the past, previous pastors by mutual agreement have allowed a lot of our parishioners within our boundaries to belong to other parishes. I've got an agreement now with Father Christensen at St. Peter's, Father Tucker at Cathedral, and Father at Barr at St. Joe's....no more. If they move into our boundaries, they have to register at St. Michael's.

**Q:** Are they going to be asked to help with the school? Say a family that lives two blocks down the way and they go to Mass at St. Joe's because they like the feel of it. Because you mentioned that you've asked them to sign something that says they'll come back when we build the church and that sort of thing. Are they going to be asked to come into the fold and then assist with a project that is going to be their future parish?

**Fr. B:** Depends if I can out arm wrestle Father Barr. As a matter of fact, yes, that...

**Q:** It just seems reasonable that...

**Fr. B:** It seems reasonable but practically...

**Q:** I understand

**Fr. B:** Father Barr's going to say, oh no, the previous agreement stays and they are members of St. Joe's. I have to admit, I will honestly, and most priests won't tell you this, but one of the biggest considerations in that kind of arrangement is the financial aspect. All of Edenton South belongs to St. Michael's parish, most of them go to St. Joe's.

**Q:** As far as the kids being seventh graders, Alyssa was nervous when she heard there's going to be a new school because she was going to leaving her friends and she's only in fourth grade. But then I pointed out, but look Alyssa, ---- lives here, ---- lives here, and ---- lives here, and everybody who lives on this side of Old Cheney belongs to St. Michael's, and then she was fine because that's half her class.

**Fr. B:** Couple of things apart from that but still a consideration in that of course will be, and I'm not an educator or an administrator of a school by training or experience, some of those who are and have been for many years have said there's an advantage to starting a school endeavor with say K through 4 and adding a grade every year, not only from the financial aspect from the operating budget but also humanly and psychologically. That if you have other kids who are entrenched, so to speak, in another school's operating approach that is maybe sometimes very difficult for the administration of a school to establish its own identity with older children. But if you have younger children and then add a grade, I guess from the educational psychology viewpoint, there may be something to say about that. I just am not versed in that area. But there is going to have to be a lot of consultation in that area to figure out how can we work that out to the greatest advantage of as many people as possible.

**Q:** If everything goes well, when would the school be open for business?

**Fr. B:** The earliest possible time that I can foresee that being a possibility would be for the school year 2010-2011. The developer has, in our purchase agreement, said in one of the clauses he will make his best faith effort to provide access to the site by the spring of 09, and access meaning, hard surface roads and utilities to the site. That's contingent upon the development of his entire development. But financially I need to sit down and figure out whether or not if it may be to our advantage to wait an additional year for fundraising efforts and to see how the housing market is going to play out, and to get an operating budget in hand, to know exactly what's going to be required of us before we open our doors.

**Q:** Is there any thought or concern of, you know, say you open with K through 4 or K through 8, what happens if you fill up? If like say, Kindergarten, I can see where you have a brand new school, I have one two- year old, and God willing, more on the way. A parish growing and as big as we are now, you might end up with 25 people like that (snaps his fingers). And then all of a sudden you've got 10 or 15 or maybe another 20 more going well what about us?

**Arch.:** Right, and I'm sure Father will have some comments. A nice thing about a parish is compared to a public school is we know about the baptisms. So the surprises will end up being those who move into the parish. You can start to see the bubble occur at the baptism point. We just had

a bubble move through St. Theresa's where we needed 3 classrooms, or 2 ½ classrooms of each grade for a two year period of time. But that bubble is over; those kids have moved on through and we're back to feeling solid at 2 classrooms per grade. So you get some warning, unless that many people move into the parish all of a sudden in one summer, so there is some warning to that. The building is set out to allow, all of these additional areas-the computer classroom and this activity center-are designed in a classroom size, so, if worse came to worse that year, I think St. Peter's right now is using their music classroom as a classroom because they're at one of these bubbles, I think that's the room. So we have additional rooms like that - - that on those bubble years that are going through those spaces could then be converted over to become general practice classrooms.

- Fr. B:** That projected number that you have before you, Tony, is what we put together based on actual statistical records for the last 7 years of the parish, as well as, the City of Lincoln Department of Planning's projected numbers for the growth within our parish boundaries for the next 10 years. With the use of an actuary from the University of Nebraska, we've blended those numbers to give us the growth patterns in those categories. That gentleman who left here early is Vice President of St. E's, and he oversaw the construction over there most recently, several years ago, he's the one who made those projected growth, those numbers for us.
- Q:** What does N and P stand for?
- Fr. B:** Nick and Pat -- those were two different individuals who actually did...they took two different formulas of growth, and then you'll see C and A, conservative and aggressive, later in the actual projected numbers from 2008 and 9 on. Now how they played their numbers out--total number of families, total number of parishioners, grade school age children, number of Catholic school students, there's three, actually, conservative, aggressive and moderate. That moderate one, that 422 for parish families in 2007, we're right at 415 so we're real close to that number right now. I'll tell you what, both of them had a very reasoned approach as to how they came up with those numbers to try to give us, to try to project what our growth will be. There's going to be a lot of variables, housing starts, it's just going to be a wait and see, which adds to the second question, what's the next phase, church or additional classrooms? We don't know at this point.
- Q:** That's why I gave you some more information like maybe if you do K through 4 then you could have two classrooms for each grade. Let's say if you get forced after that
- Fr. B:** And then the financial aspect of how do we support other Catholic schools while trying to operate our own budget and, there's going to be a lot to consider, there's so many things yet to decide. I thought we'd have everything wrapped up by the end of this calendar year. No. The whole reason why trying to take it logically, step by step, to make sure we have all the elements, the pieces of the puzzle together to try to come up first of all with the best possible parish plan and yet to make sure we have all the other pieces plugged in to make sure that it operates and it's successful.

**Q:** Going back to the rectory, is it typical that the rectory is so far away from the church and the school or why is it not attached?

**Arch.:** Let me start on this one. We have a series of rectories in our city that are attached or are right within the church. There's, a rule that has changed dramatically, not in our diocese but in other dioceses, and the thought that those spaces should really have some physical separation just from the day-to-day life of a parish, as well as, the priests, we've just designed a rectory and living day-to-day and listening to them, if you're not somewhat separated like St. Joseph's, Father Barr said, "What's a day off?" The office is literally through these doors. His living room, the next door is his office, and his secretary is there, you know what? It's his day off but you can imagine if the fire's big enough somebody's going to knock on the door or call on the cell phone. So, providing some separation so they can have two separate worlds because if they do this world 24/7/365 days out of the year, you really start to compromise how any of us can focus on what they're supposed to be doing. So giving a separate location is really a benefit. Having it close enough so when there are situations where it is needed, you know as tensions needed having it there. St. Joseph's started with just a house in the neighborhood. And now they've built this new facility, and it's right there all attached. Father Barr commented that if I had it all do again, I'm not sure I would have put myself right where we're at. So we toured, as part of that project, we toured all of the new rectories in town, and we heard that more than once that some separation is really a benefit for the life of the priest and the assistant.

**Q:** So it's typical to have them farther away?

**Arch:** I'm not sure there's not a typical in our diocese because we have just about every location.

**Fr. B:** I don't want to sound selfish but because I know, it's like living over the store most of the time. I've lived in situations where every possible scenario arises...someone knocks on the door of the rectory....Father, we're out of toilet paper.... Father, we need this...Father, literally, for everything. And I don't mind that but it just gets to the point where, it's just constant, ring the doorbell for virtually everything.

**Q:** The only reason I bring it up, if it's really, if you have an older priest or something, and it's really cold in the winter and stuff, and they really have to bundle up to get to church.

**Fr. B:** I thought about that too because I'm not going to be here forever. I want to look long term 25-50 more years down the road to try to provide contingencies in the educational environment as well as for the priest. What would be to the greatest advantage of most priests who would be pastor here? Like at Cathedral, that's connected or they're immediately adjacent to the church proper, that is a consideration, so it doesn't become a focus just for the moment.

**Q:** If we change our mind down the road and want the rectory, that top green area there where you have the daycare, and let's say we decide not to do any of that, could a rectory be built right in there possibly?

**Arch.:** The areas that we've really loosely kept as flexible and then be re-modified as the future moves forward would be this side. And so the rectory could be part of that. The only piece you have

there is it's nice to give them a backyard, and give them some time to themselves. You should go by Cathedral on north side and look where their grill is. It's not the most private world that they have. Their grill sits next to their four car garage right on the street with a few folding chairs. So, trying to give them space, but yet, there's give and take. And the separation is then a problem. Will they end up driving over? Possibly.

**Q:** I had a quick question. Since we're getting new families all the time, Father, have we approached the families that we have now and the new families we're getting to ask them are you committed to having your child go to this school? Have we taken a census of those numbers to get a more firm idea of what the actual numbers are going to be?

**Fr. B:** No, but that would be a great idea.

**Q:** It seems like it would pretty simple.

**Fr. B:** As of a matter of fact, I know somebody who works at Gallup who's done other organizational type of census work for us, gratis, and just having to use their expertise in their methodology how would you ask the question that would evoke a accurate response. That would probably be a great question because it would give us from the present numbers, K through 8, and then at least backing up five years to newborns that is gauged by membership, baptismal records, and things like that. That would, probably would be a good gauge of what their commitment would be which would allow us to maybe plan accordingly. It should be a simple enough document, an instrument to develop.

**Q:** Exactly.

**Fr. B:** That would be a good thing too because somebody who's done that could also phrase a couple of questions in there, because if your child is going to be in the 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup> grade level at that point when the school opens, would you be willing to consult them on the decision, you know, how would that, try to get some data to what people feel. Somebody said if once you sit down and talk to your child and say well, all of your friends are going to be going here too, or those parents all of a sudden get together and you can start to identify some of the sub-demographics, three or four years out and say okay, we do have children that age that right now are in a different parochial school, and you know that is obviously is going to change between now and then, but then you might be able to at least gauge a direction on, you know, the K through 4 is really going to be the way to go and that's a decision for a couple years from now or which direction you want to go with that.

**Fr. B:** Another element that's part of the geographic element of this parish is that we have a large group of what we would call urban parishioners and rural parishioners. Rural, including residents of Hickman, Bennett, the outlying smaller long established communities, and where we are and maybe a little bit more to the south and west of where we are, may also have a number of families who maybe on acreages who may want a Catholic school education at least for their elementary age children and that will be something...Hickman, there's one of our members that's member of Comprehensive Planning Committee Board for Hickman. And he

just said they've got a lot of housing starts planned for that town. So that is something we'd want to gauge for the entire parish, not just those existing in Catholic schools today.

**Arch:** I think as many of those words and thoughts that you can get out early so that people can start thinking about what the rough schedule might be and where their... they're doing the interpolation of where will my child be and what grade will they be when they get there and what will this be like. Starting those conversations early, planting that seed, doing the survey helps just build this understanding. A lot of what we did today was to answer questions, but an awful lot, maybe a third or fourth of the people asked questions, but everybody heard it. So we're starting to build upon this knowledge base of what might this be like. How great might this be? What a perfect school this is going to be, and then each time we're here, and every time Father has a chance or in the homily or other times to build more of this understanding of what the future's going to be like at St. Michael's.

**Q:** Get the buzz out.

**Fr. B:** What?

**Q:** Get the buzz out there.

**Q:** I think we should put in our packets, our new parishioner packets. Just put a piece of paper stating some of these things.

**Fr. B:** Most projects have to take on a life of their own too; that's how you just get it started by discussion and visuals and things like that.

**Q:** Is there space for statues in the church?

**Arch.:** We haven't got there yet. I would think there would be.

**Q:** Maybe we've got the two...

**Fr. B:** Actually when you look at the larger, the floor plan, this is just a kind of like a footprint that's been dropped in for illustration purposes. We haven't done anything yet.

**Q:** Do all the Catholic schools in Lincoln start at the same time? Because if we do a K through 4 kind of thing, I'm going to have to have two kids at two different schools at the exact same time.

**Fr. B:** No, they don't.

**Q:** They all don't start at the same time? OK.

**Fr. B:** But it's a margin of 5 or 10 minutes.

**Q:** I had asked this after the 9:30 Mass about going, one of you guys had said going "green." I was wondering if there was any projected on going expenses for electrical, the utilities, the stuff that you could maybe put a little more money into up front and have a lot lower cost, the

geothermal is one example of that. If there, for a building of this size for this use, if there is projected or known usages of utilities so that you could look at that and say well if we need 3.5 megawatts a month of electrical power, what are the options for getting that and what does X cost versus traditional, you know, everything on the grid, you know, how do you heat the water, the details like that...

**Arch:** There will be an energy analysis as the engineers start to plan the systems, and they have software that helps them, as much as we can tell what the future will be, to help project forward. Everything we know, like on the paving, asphalt today compared to concrete today compared to in the past, the price changes have changed so dramatically. Anything that is largely oil driven has gone through the roof. Now, how our electrical charges are going to be balanced because how much will be wind, how much will remain coal or nuclear, what happens to any of those industries in the future is our best guess. But we can at least project for what we know today and the usages and see what they would be in the future.

**Q:** So at what point, what point in the detail process and the mechanical design would we decide, we being whoever makes that decision, we want to do this for heat, this for electrical, this for, I don't know for a building this size whether you would do a boiler system for water or whether if just for a school for hot water, traditional tanks, or on demand, or, there are so many options out there now, I would love to see us take advantage of the...

**Arch:** The best possible

**Q:** Of that, even from a funding standpoint there are some people out there who would be willing to give more or pay more up front for the opportunity to say, not just to say, but because of the long term impact, we are as environmentally friendly as possible, given the spending ceiling or what not. I mean, I know like OPPD you can pay \$5 a month to be an energy partner to where your power is part of the green power program and things like that. I just really think that up front at this part where that mechanical design is just starting, I would really like to be able to see what that cost ---- is for, you know I'm sure this is going to be a little far left for everybody but, windmill, you know there's windmill systems for houses and farms now.

**Fr B:** Although the payback periods for windmills is a long term deal. I mean it's just a 15-20 year deal on a windmill approach.

**Q:** Depending on the system, because I've seen them 7-10, but this isn't the place to debate the benefits of one or the other, but you know there's solar hot water heating and just things like that because if you're going to have a building like that with flat roofs, that's a great place with no trees around it to do...

**Fr. B:** These aren't going to be flat roofs; they're going to be pitched roofs.

**Q:** Oh they are?

**Fr. B:** Yes

**Arch:** In the diocese, unlike other buildings....

**Q:]** [In audible]----- the picture ---

**Arch:** Yeah, --- for orientation it doesn't matter if they are flat or sloped roofs.

**Q:** Sure.

**Arch.:** Just to give you an idea of how the process is going to work as far as schedule, this is sort of the end of our programming effort, and then we'll begin schematic design. We're contracted to go about halfway through schematic design so that we can give you a look and feel of what the building is going to be like, and then we're going to stop. Those will be the materials that we move forward through the campaign. We see how the campaign goes. If the campaign is going great, we're able to modulate and add to the building; if the campaign is maybe a looking a little less than anticipated, we're able to re-work the plan. And then at that point is when the mechanical and electrical systems would begin their design once we move on into the design portion. Mechanical and electrical engineers will all weigh in before this phase is complete to make sure that we at least have mechanical rooms big enough to support any of the possible systems. But beyond that they won't be picking any system or specifying anything until we begin into the design.

**Fr. B:** But when we get to that point we will, I assure you, work on the most cost effective, environmentally friendly systems that we can come up with. Other questions? Comments?

**Q:** I just want to make one quick comment. I've been in a crucible style church like this down in Florida. It was probably one of the most beautiful churches I've ever been in. I agree with your ideas not putting doors on the end; they also didn't have the glass partition or a big narthex; it was all connected. And they did have singers in the front, and it was very distracting. So I think that a lot of the things that you've got to implement in the church will be very beneficial.

**Arch:** It's going to take a leap of faith I think for a lot of people because it looks so different and it looks old. It maybe looks too traditional for some. But being one that grew up at St. Joseph's in that fan shaped plan and being one that studied architecture and was really educated as a modern architect, and so things that looked old were bad, you got a D on those kind of projects and if you had any relationship to history. As over the last 12 years now of my practice, I can physically see the difference that historic buildings in historic context like the Mass can have. That it's no different than if you walk into the state capital or you walk into Wal-Mart, each of those evoke a different emotion. And each of those can add or subtract to your experience of the space. The fact that we have a Mass that is rooted in 2000 years of history, putting that into a completely modern environment, there's a disconnect. But if you put that 2000 years of history into a space that was used 2000 years ago in form for that Mass, it starts to make more sense. So, if I have to say, please trust me, and I think it will end up being way to some, I do believe it will produce a better liturgical environment.

**Q:** Is there any way we can put our old stained glass windows in the new church?

**Fr. B:** I think somewhere, somehow, yes. Whether it would be in the church proper, I don't know if they would probably be of the size and dimension, but if we could incorporate them into some, like the daily chapel in the new, the first phase of construction. Because as I understand it those are the windows from the old church across the road, and I would say yes.

**Q:** When they built the new church, I had to modify the glass to fit the windows and that was pretty tough.

**Fr. B:** There's still a couple of sections in the garage...

**Q:** And I've got more at home too.

**Fr. B:** OK, and I'd say probably somewhere in the building that there's a lot of those things that we'd like to move with us and take with us because that's a part of history of this parish.

**Q:** Yeah, definitely, it's St. Michael's.

**Fr. B:** Any other questions, comments? OK. Thank you very much. I'm going to, we'll get this transcribed and we'll have it on the parish website. And I think from what I've heard from all the Masses today, feedback from the parishioners, is that I've got a good, strong sense from the large majority of people that they think that this is a good starting point, going from a site plan to floor plan and then move ahead with schematics, and that will be what, a couple of months, 60 days at least, where we'll be able to come back to you again and say here is what the elevations are going to look like and then address the issues at that time and keep the process going. Thanks everybody for being here. I appreciate it.

**Q:** You're going to have gray hair before you know it.

**Fr B:** I'm getting there . . .[Laughter] You know what one priest said to me about a building project? It's like having the flu for five years! [Laughter]