
Capital Improvement Projects

DECEMBER 8, 2024

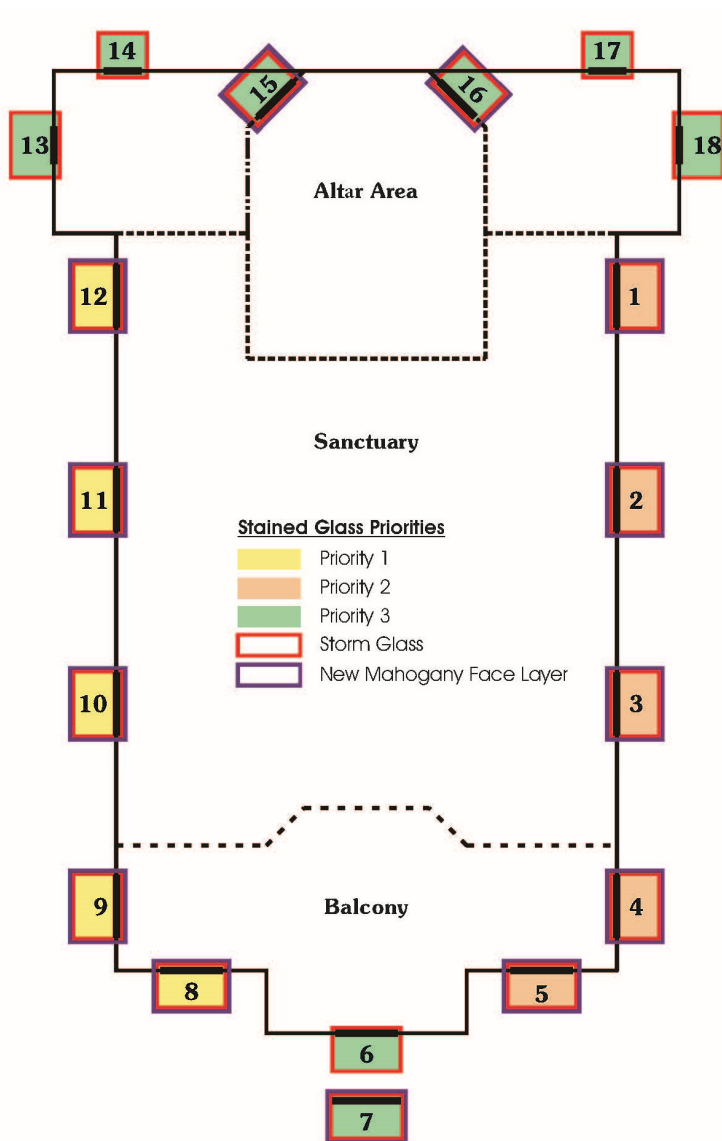


HOLY FACE OF JESUS
PARISH



The Four Upcoming Projects

- Refurbishing the Stained Glass Windows at St. Lawrence Church
- Refurbishing the Stained Glass Windows and Replacing the Storm Windows at St. John Church
- Renovating the Faith Center at St. Joseph
- Replacing the Pipe Organ at Immaculate Conception Church

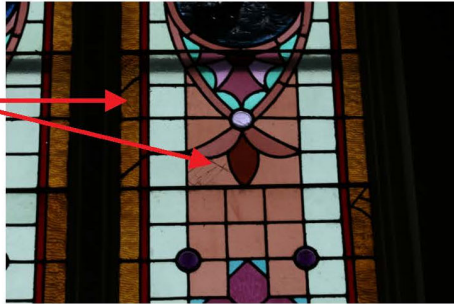


The Windows at St. Lawrence

- St. Lawrence has been talking about refurbishing the stained glass windows since I have been here (summer 2016), have they ever been refurbished?
- We are working with Windows Creations (the same contractor that refurbished the windows at St. Joseph (2016) and Immaculate Conception (2022))
- The Exterior Storm windows were completed in the summer of 2024
- They are paid for at \$164,790

Diagram B

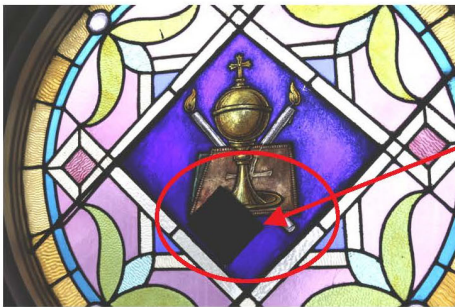
This panel has an extensive amount of broken glass. This is a problem throughout the church.



The Windows at St. Lawrence

- All the pieces of stained glass will be cleaned and matched.
- The lead and frames will be replaced
- To refurbish all 18 windows, it will cost \$169,000

This symbol has a large hole and is covered by a piece of metal.



There are many panels that have broken and mismatched glass throughout the church. This is the opportune time to replace the glass in these areas.



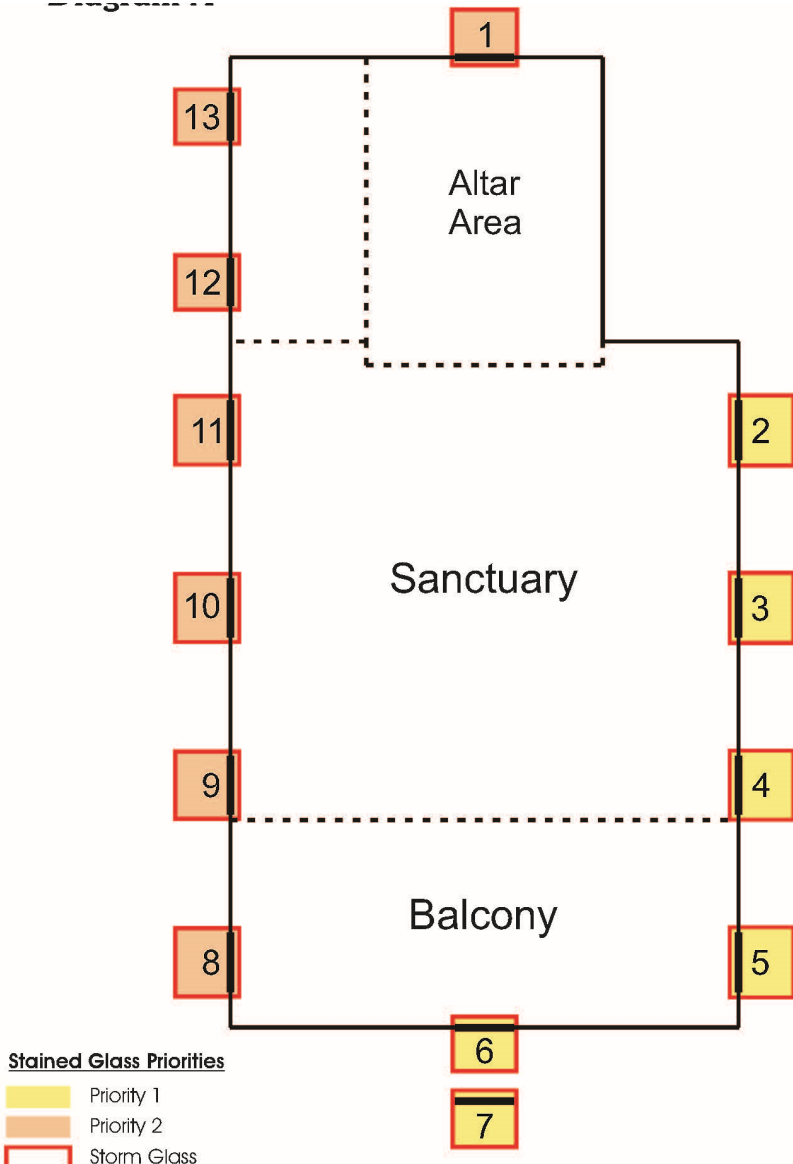


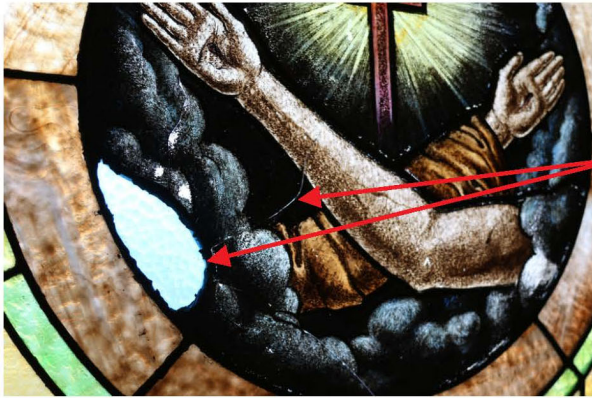
Running Total of Expenses

Projects	Already Spent	Estimated Cost	Project Total
St. Lawrence Windows	\$164,790	\$169,000	\$333,790

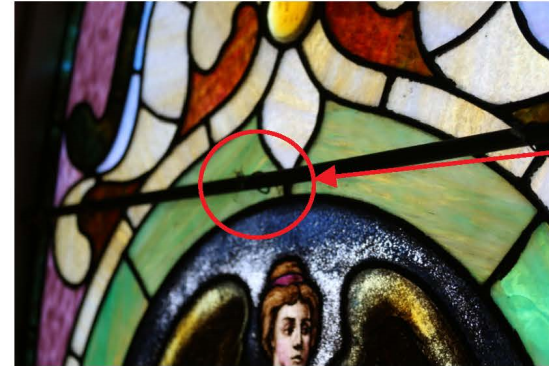
St. John Windows

- Storm windows were added decades ago and it is uncertain if the windows have ever been refurbished.
- This project has been discussed for a few years, it was understood that we would need Air Conditioning before the windows were repaired. This happened in May 2024.
- We are working with Windows Creations to complete this project





Here is a symbol that has been broken for some time. We will replace this with a new symbol using our progressive painting system where we can digitally re-master the piece for the most accurate duplication.



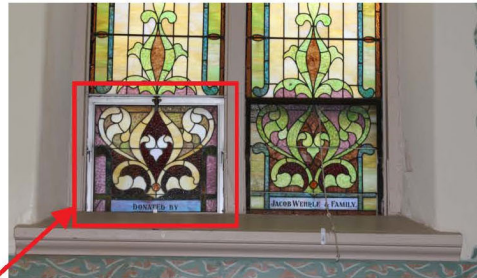
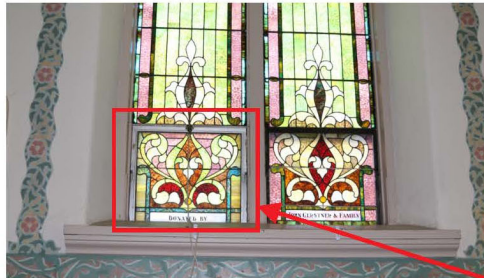
Numerous areas around the church have broken tie wires. Once these tie wires break away from the stained glass, the windows begin to bow at an accelerated pace. This eventually leads to glass breakage. We recommend restoring your windows before this becomes a more expensive repair in the future.

This window runs through the ceiling into the attic. We will cut the plaster back for the windows removal. We prefer the church call in a local drywall/plaster contractor to repair this area after the restoration is complete. Any plaster work that you want us to complete will be an additional cost.

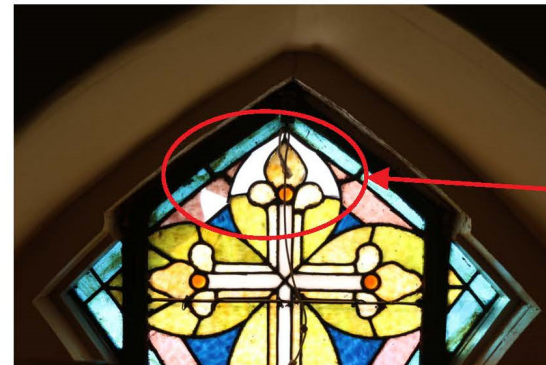


If you look closely at a few of your windows, you will see that some have begun to bow. This is due to the fact that the lead, solder, and cement are in a deteriorated state.

We will be completely dis-assembling your windows and replacing the lead, solder, and cement with new. This will bring your windows back to their original strength, before any more damage can occur.



These two ventilators have been placed in the wrong location years ago when the ventilators were updated. We will be swapping these two ventilators back when the restoration is being completed.



Some stained glass has already broken and fallen out as seen here. We will need to look for glass matches and replace areas like these.



To the left is our proposed frame layout for your rose window. Our intent is to protect the window as a whole, without taking away from the overall appearance.

Final T-bar placement will be determined by our exterior site crews after taking actual field measurements.

Your current storm glass system is comprised of poly-carbonate coverings and do not have any venting. Poly-carbonates flex under wind loads and have a negative impact on your stained glass windows.

We will be installing our custom aluminum frames on your church that incorporate special venting T-bars and 1/4" clear plate glass. The 1/4" plate glass is much stronger and can handle the wind loads, as well as having a much better cosmetic appeal. Our new aluminum frames will then cover over the existing wood for a relatively maintenance free exterior. At this point, the ventilators will no longer be operable.

Some of your wood has not been maintained as seen here and will need to be replaced. When we find rotten wood, our crews will fix these areas on a time and materials basis.

We use mahogany wood for all exterior wood repairs due to its resistance to rot and termites.



Windows at St. John

- Both the exterior storm windows will be replaced and the interior stained glass windows will be refurbished, similar to the other Churches
- The estimated cost for the entire project is \$180,000

Running Total of Expenses

Projects	Already Spent	Estimated Cost	Project Total
St. Lawrence Windows	\$164,790	\$169,000	\$333,790
St. John Windows		\$180,000	\$180,000
Total			

St. Joseph Faith Center

- Built in 1900. Originally school was on the bottom two levels and a parish hall on the top floor.
- In 1949, major renovations were completed and the building housed grades 1-12.
- In the 1950s, the new school was built and this building housed K- 8
- In the late 1970s, the high school closed and the K- 8 moved to the newer building
- The faith center housed various things, public school, CCD, outreach ministries



St. Joseph Faith Center (Recent History)

- When the other school building (on 501) sold in July 2018, we committed to keep CCD at this site
- A committee was formed to guide the project
- Originally we looked at tearing down the Faith Center, even looking at a couple different designs
- Tearing down the buildings didn't sit well with the committee
- We began to look into keeping the building
- The parish received 4940 shares of stock in Microsoft to renovate the faith center. At the time, it was worth \$1,000,000
- Since then the parish has received another \$500,000 for the renovation

St. Joseph Faith Center (Recent History)

- We contracted Beasley Architecture to guide the renovation.
- In the meantime, exterior projects were completed

Project	Cost
Roof Replacement and Tuck Point	\$459,203.25
Windows Replaced	\$393,357.85
Bat Waste Removal	\$25,786.54
Lead Inspection	\$5,049.50
Architect and Engineering	\$84,616.82
Total	\$968,013.96

St. Joseph Faith Center



- Currently the Building Houses:
 - Grades 1- 6 CCD
 - Catechesis of the Good Shepherd
 - The Girl Scouts
 - St. Vincent de Paul Outreach
 - God's Storehouse Food Pantry
 - Spiritual Movement
 - Storage for various ministries

St. Joseph Faith Center - Needs

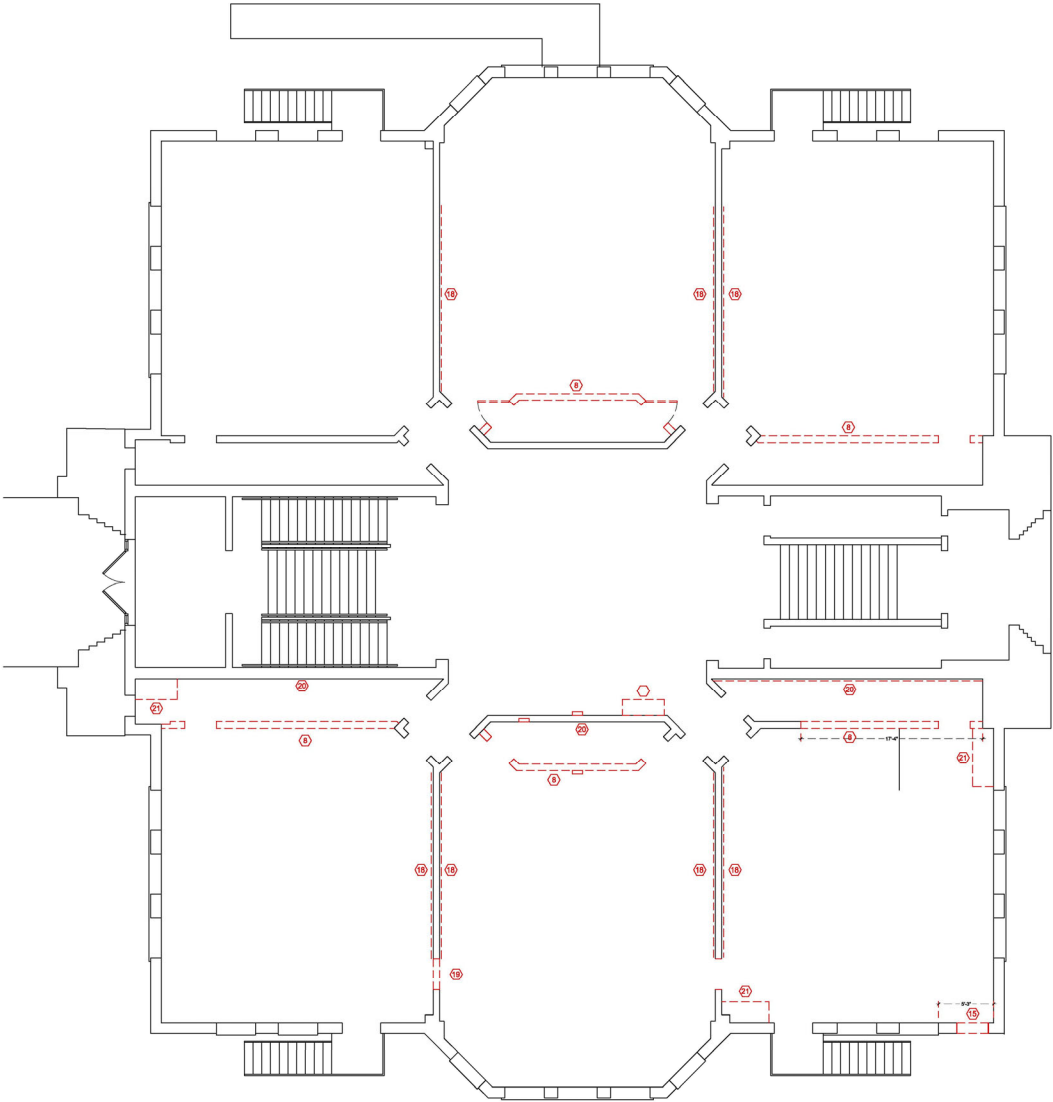
- An elevator
- A renovated space for the current ministries
- The current office building is hard to find for visitors and without an elevator
- The Faith Center has plenty of room, decided to move the parish offices to the Faith Center





Pearl Street Side

Parking Lot Side



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Figure 1. The effect of the number of trials on the mean accuracy of the responses. The error bars represent the standard error of the mean.



Faith Center Renovation

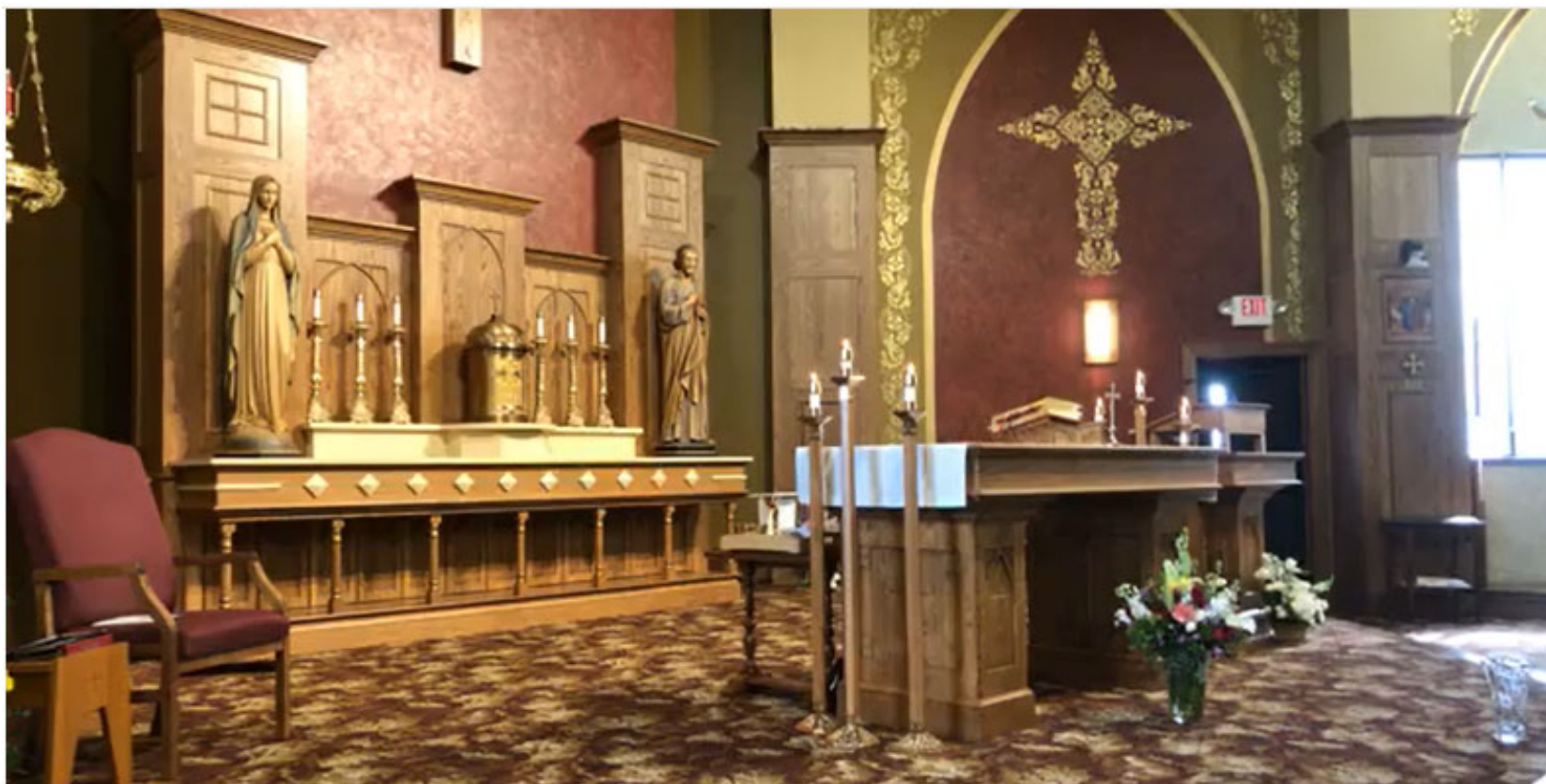
- We received four bids on October 31, 2024
- After an interview, the Committee recommend using HA Dorsten, Inc from Minster
- Donations for this project
 - 1212 shares remaining (about \$500k)
 - Another gift of \$500k was received
 - A \$1.5 million pledge has been made
 - In total, \$2.5 million is restricted for this project

Project	Estimated Cost
General Contractor Bid	\$2,798,584
Contingency Budget (20%)	\$560,000
Wood Floor Contingency	\$54,000
Utility Budget	\$10,000
Furniture Budget	\$300,000
Other (Signage, IT, Architect)	
Total	\$3,722,584

The Lord is never outdone in generosity



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St. Joseph Faith Center	\$968,013.96	\$3,722,584 (includes 20% contingency)	\$4,690,597.96
Total			

Immaculate Conception Pipe Organ

- “The pipe organ is to be held in high esteem in the Latin Church, since it is its traditional instrument, the sound of which can add a wonderful splendor to the Church's ceremonies and powerfully lift up men's minds to God and higher things.” – Second Vatican Council



Immaculate Conception Pipe Organ



- Current Organ purchased in 1949 for former Church building
- In 1969, Pipes were added for the new Church
- It is an electric-action organ
- In the early 2000s and around 2017 the Parish looked at possibilities, nothing happened in either of these initiatives

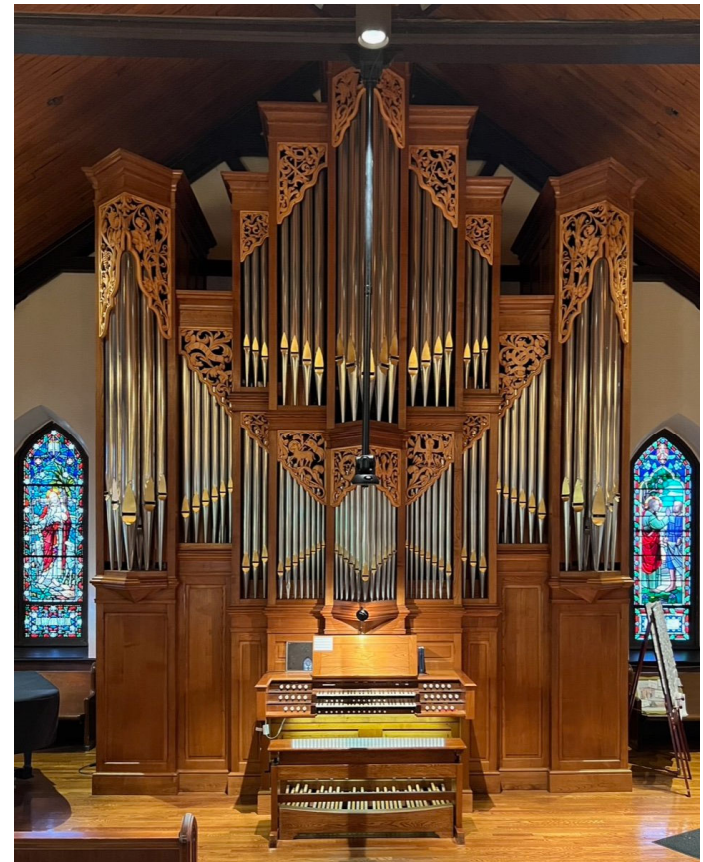
Immaculate Conception Pipe Organ

The Organ has numerous issues:

- The sound is blocked by the cabinet
- The organ isn't big enough for the size of the Church – it also wasn't designed for congregational singing
- It is a unified organ, which means it shares notes; there is minimal variety
- Some of the sounds are not beautiful
- There are dead notes
- The organ is at its lifespan (75 years) and it is becoming costly to maintain

Immaculate Conception Pipe Organ – current progress

- A Committee was formed to guide the process.
- We have hired Matthew Geerlings as a consultant. He is the organist for the cathedral.
- Matthew has educated the committee on pipe organs and we have visited some organs in Cincinnati
- There is a possibility of refurbishing a used organ



Immaculate Conception Organ - Research



Immaculate Conception Organ - Research



Immaculate Conception Organ



- We aren't ready to solicit bids
- We are still researching what kind of organ would suit our needs, also we want to investigate the used organ
- Here are some estimates
 - Electric Organ - \$200k
 - Electric-Action Pipe Organ - \$600k
 - Mechanical-Action Pipe Organ - \$700k

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Immaculate Conception Organ	\$3,000	\$500,000 (budgeted)	\$700,000 (rough estimate)
Total		\$4,571,584	

Available Funds

Immaculate Conception Church		St. Joseph Church	
Savings as of 6/30/24	\$309,769.78	Unrestricted Savings as of 6/30/24	\$1,877,883.40
Bequests Received as HFJ (since 7/1/24)	\$170,111.95	Restricted for Parking Lot (Kleinhenz)	\$25,000.00
Organ Donations Received	\$19,500.00	Bequests Received as HFJ (since 7/1/24)	\$355,337.29
Total	\$499,381.73	Restricted Funds for Faith Center	\$2,500,000.00
		Total	\$4,758,220.69
St. Lawrence Church		St. John Church	
Savings as of 6/30/24	\$164,777.18	Savings as of 6/30/24	\$82,996.01

Total Available Funds: \$5,505,375.61

Final Tally

Projects	Already Spent	Estimated Cost	Project Total
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