

November 25, 2005

Bishop Stephen Blaire  
The Chancery  
1105 North Lincoln Blvd.  
Stockton, CA 95203

Dear Bishop Blaire:

As you know, our parish has been considering the building of a parish center for some time. We have done our homework as to our parish needs and have crafted a plan to address them. We now request your permission to start the formal approval process needed to achieve our final goal, a parish center.

There are four major considerations driving our request:

- 1) The town of Mammoth Lakes is undergoing a building and population boom of unprecedented proportion. The recent sale of the "Mountain" to Starwood Developments will only accelerate this. Our present church building, currently sized appropriately for most of the year, is often overwhelmed by high season attendance. This acute condition promises to rapidly become chronic.
- 2) The population of Mammoth is becoming polarized. Upscale property buyers and the minimum wage service community (mostly Hispanics) rarely interact socially except as members of our parish community. The community-building nature of a parish center cannot be overstated.
- 3) Our CCD and other religious education programs have increased in scale to overwhelm the possibilities offered by the church building and our living room-dining room combined.
- 4) Areas for social gatherings and receptions are quite limited in the town of Mammoth – more so for the Hispanic community. Our parish center will fill a real need all the while extending the influence of a truly caring community. We anticipate that rentals from the hall will substantially offset the projected operation and maintenance costs.

Our concept for the center has focused on three main attributes.

**Flexibility.** Joining the center to the church proper will, by using a moving soundproof wall, allow us to almost double its capacity for selected events. Similarly, when closed off from the church, the space can be easily configured into a series of classrooms and offices or into a large meeting and reception area.

**Practicality.** The center is planned for a corner of land immediately behind our church and rectory. The adjacency to both allow for the needed monitoring and oversight anticipated. We are truly fortunate that this land was donated to the church several years ago in anticipation of this project. Today's land cost would, without a doubt, veto the project completely.

**Cost.** We now realize that a one-story building will be both optimum to achieve our ends and significantly reduce the cost of the project. Unfortunately the building boom has

caused the cost of construction and city fees (~\$300K) to spiral up rapidly. It is our desire to let firm fixed price contracts as rapidly as possible to cap our exposure to the next wave of mega-projects. To date we have raised \$2.3M (including the value of the land at the time of its donation) and are convinced that the balance of the approximately \$3M required can be raised expeditiously once the project is “off the drawing board”.

Once we have your concurrence, we understand that Msgr. Ryan will help coordinate the process required to pass through the various diocesan control gates. It is anticipated that he will be kept fully informed of our progress and prepared to brief you as desired. For our part, we propose taking the following steps as quickly as allowed. One of our donors is prepared to actualize his pledge to cover much of the costs of the following:

**Step A.** We have architectural renderings that will continue to be updated as matter of course. However, the various planning commissions and potential contractors can only work from engineering drawings. We propose to quickly engage an architectural engineering firm to produce the needed site and building plans.

**Step B.** The day-to-day coordination of the planning, bidding and approval activities requires a unique set of skills. We propose to hire an experienced coordinator on a part time basis to avoid many of the missteps that befall construction projects, especially in earthquake and snow country.

**Step C.** The building site is uniquely suited for our project. It may, however, present conditions that will require specific remediation or influence our building planning. We propose to perform exploratory grading of the site in the spring or early summer of '06, well in advance of bringing the building out of the ground in late '06 or early '07.

Given all this, I again ask your permission to begin the formal process that is required.

Thanking you for your kind consideration of our petition and genuine needs, I remain,

In Christ,

Andrew C. Dachauer, S.J.  
Pastor