



Saint Joseph Catholic Church

For the LORD your God is bringing you into a good land,
land with streams and pools of water, with springs
flowing in the valleys and mountains.
Deut. 8,7

58 Ranch Road P.O.Box 372 Mammoth Lakes, CA 93546 Phone. (760) 934-6276

November 19, 2013

To: The Most Reverend Stephen E. Blaire
Bishop of Stockton
The Chancery, Diocese of Stockton
1105 North Lincoln Blvd, Stockton, CA 95203

Subject: Re-scoped and downsized Parish Hall at St Joseph's Catholic Church in Mammoth Lakes, CA

Dear Bishop Blaire,

Based on approval from your office back in 2005, the pastor of St. Joseph parish, Fr. Andrew Dachauer S.J., began an effort to design and raise money for the construction of a new parish center which would meet all the unmet facility needs of the parish in Mammoth Lakes. For reference, I am including a copy of Fr. Andy's 11/25/05 letter which spells out the parish identified needs which remain today.

The preliminary building design commissioned subsequent to that First Phase approval, was multi-level, attached to the church and included dedicated classroom space, expanded worship space, multi-use meeting and event space and a new parish office. It was about 6000 sq ft in all. This design was used to initiate fundraising efforts with both locals and second homeowners. The project was subsequently re-scoped and re-designed twice after its initial inception based on feedback obtained during the fundraising efforts. Fundraising continued over the intervening years. The "final" design was a 3 level building, separate from the church which was projected to cost over \$6M to construct in 2008. Unfortunately, the results of all the fundraising efforts stalled at just over \$2M.

In 2010 Fr. Andy retired and Fr. Paul Boudreau took on the pastoral reigns at St. Joseph's. In early 2012, Fr Paul approved an effort to re-scope the building to a much more modest structure which could be constructed with money on hand.

To that end, a group of local parish licensed professionals volunteered to collaborate on the task. Among them were a licensed architect, licensed civil engineer, licensed contractors and commercial kitchen consultants. This was done in-lieu of hiring another architect to save the project as much money as possible. The goal for this building would be affordability (both for construction and for operations and maintenance) with an emphasis on simplicity and utility.

Two governing principles were incorporated: 1. The building would be built with money on hand only. No debt would be incurred for this project. 2. Every feature that could save money on Operations and Maintenance would be included in the building.

The resulting reduced scope project was presented to a large parish group in March of 2012 and received resounding local support. The building was re-conceived as a 3000 sq ft rectangular, single story, metal building with a concrete slab floor sited just outside the church and rectory to share parking with the church. The hall would have a full commercial quality kitchen, be compliant with Americans with Disabilities Act requirements and have one large multi-use space. The cost for constructing this building was projected to be \$947K, or \$316/sq ft. At the time, the building fund contained about \$1.740K, which would give the project a 60% construction contingency.

Subsequent to that March 2012 parish meeting, two additional efforts were launched. The first was for a thorough estimate for the operation and maintenance (O&M) of the new building. The report is attached. This report was presented and approved by the parish Finance Council in April 2013. Secondly, a parish Building Committee was formed which included a cross section of local and second homeowner parish members who worked in many of the parish ministries. This group created a Design Direction document (attached) which is intended to provide prioritized direction to an architect for adding in building features should money be available to do so in the final detail design of the building. The Design Direction document was presented and approved by the parish Finance Council in October 2013. With the completion of these efforts, the project has obtained the full approval of St Joseph's Finance Council.

We currently do not have a parish Pastoral Council. My plan has been to put one in place after the first of the year. I wanted to be in the parish at least six months before seating a new Pastoral Council so that I could have a chance to get to know the candidates better. However there has been an abundance of consultation with parishioners on this project. Between the volunteer professionals consulting on the design, the Building Committee, the Finance Council and the large parish group who met at the initiation of this effort, I feel confident that this simplified parish hall design enjoys wide support in the parish.

Based on the amount of work produced so far for this downsized concept building, I believe we have enough information to present our building design to the Diocese' Building and Maintenance Committee to obtain Second Phase approval if we can obtain your First Phase approval for our re-scoped effort. Once we have the Building and Maintenance Committee Second Phase approval, we can move on to the Third Phase to hire an architect to produce construction documents for our building.

We humbly ask for permission to officially modify the building scope as described above and proceed to present this material to the Building and Maintenance Committee as soon as possible so that the project has a chance of being constructed next year.

Yours in Christ,

Fr. Jorge Roman,
Pastoral Administrator
St Joseph's Catholic Church, Mammoth Lakes, CA

Cc: Rev Msgr Richard J. Ryan, JCD, Vicar General, Diocese of Stockton
Douglas Adel, CFO, Chancery Office, Diocese of Stockton
Kathy Cage, Parish Hall Project Manager, St Joseph's Catholic Church
Helen Shepard, Finance Council, St Joseph's Catholic Church