

St. Charles Rectory Remodel & Addition

Parish Feedback Discussion 3/22/2021

Feedback		Notes / Considerations		Consensus / Status
1	Enlarge Overall Addition Footprint, Increase Friendship Room Size		Current Addition SF is 1,175 SF. Enlarged Friendship Room within the Approved Addition footprint is 575 SF, able to accommodate 38 people by Code (35-36 illustrated in various furnishings plans).	To increase the square footage of the Addition, a 2nd Approval process would be required by the Diocesan Building Committee and Bishop. The Approved project budget would additionally need to be modified to accommodate the added square footage. Building Committee group consensus was to proceed with fundraising under the current Addition SF of 1,175 total SF. If desired at time of successful fundraising completion, the Friendship room size may be revisited.
2	Remove walls at Friendship room, suggestion to provide mobile/partial height furniture system walls	1	The existing facility is a non-sprinkled building (fire protection). Thus, corridor walls need to be 1 hr fire rated and remain.	Friendship room walls will need to remain to provide code-required fire protection, or a Sprinkler system will need to be installed. Upgrade to add sprinkler system allowance presently not included in Diocesan-approved budget.
		2	Exiting through an intervening space not permitted by code - need to have clear exit path free of obstructions and maintain exit egress corridor.	
		3	The north wall of family room is an existing exterior bearing wall.	
		4	Mobile walls do not provide required fire resistance or acoustic barriers as a substitute to drywall walls.	
3	Utilize Multipurpose workroom for kitchenette space	1	Anticipated difficulty with shared office and storage functions / kitchen servery functions being co-located.	If co-located workroom/kitchenette functions are desired at time of successful fundraising completion, the layout and location of kitchenette will be re-explored.
		2	Add doorway at bearing wall, keep furnishings clear of walkway to workroom.	
		3	Need to secure office suite from public family room space.	
4	Friendship Room not Large enough	1	Diocese-approved plan was sized to accommodate max capacity 33 people	See #1 Comments above.
		2	Revised plan (attached and previously presented to Parish) accommodates 38	

5	Entry/larger fellowship is wasted space.		<p>There has been mixed feedback on the size of the Fellowship space and Entry. Some report that the current coat corridor has tendency to become congested during holidays and larger events, while others indicate the space is sufficient as it is today.</p>	<p>Building Committee group consensus was to proceed with fundraising under the current Addition plan to validate Parish support. Final size/layout of Fellowship space may be revisited at time of fundraising completion.</p>
<p>The existing Narthex gets congested at holidays, funerals, and weddings. With a fellowship room, families could use at funerals instead of the large gym that is set up for a meal, and noise from the nearby kitchen. The fellowship room could also be used for more intimate bridal and baby showers, bridal parties, high school classes, general aide, Parish Council, and Knights of Columbus meetings, as well as after mass fellowship. Where the fellowship room will be located is an area that is now unused and a hazard in the winter due to ice buildup in high traffic areas. It will be a highly visible area where people can stop in for coffee after mass instead of a destination they may not see and use.</p>				
6	Utility Room in lieu of millwork at Narthex		<p>Millwork storage cabinets were initially illustrated and intended for hard copy brochures/handouts/hard copy information. Plan could be revised to be a custodial closet. Table in Narthex would remain for hard copy materials - or alternative location.</p>	<p>If custodial closet is desired/preferred at time of successful fundraising completion, the plan could be revised to accommodate such storage needs.</p>
7	Parish vote desired		<p>The Building Committee was chosen to represent the interests and needs of St. Charles Borromeo Catholic Church on behalf of the broader Parish population. Diocesan Building Committee approach does not permit voting in the democratic sense.</p>	<p>Building Committee group consensus was to proceed with fundraising under the current Diocesan-Approved Addition plan to validate Parish support.</p>

8	Entry addition is 'Grand' and 'Lavish'	1	The entry addition vestibule Architecturally draws cues from the existing Sanctuary roof cupola. The new glazed vestibule mullions replicate the existing cross profiles from the existing cupola for visual continuity.	The group Consensus was to proceed with fundraising under the current Addition plan/design to validate Parish support.
		2	The entry addition height is predicated on the height of the existing mansard roofline, where the existing roof structure ties into new entry roofline.	
		2	The larger entryway would be a welcome addition for funerals as a place to view the body, and to accommodate guest books. Also needed at large holiday masses.	
9	Spendy \$\$, Not Supportive.		The rectory and bell tower were constructed in 1967 for just under \$400,000, which would be over \$3M by comparison, today. In 10 years the Social Center cost \$175,000. Costs continue to climb. We want to follow the example of our forebearers - who built with quality. We don't want to merely sit on what they have done; but improve on it and pass it on.	Building Committee group consensus was to proceed with fundraising under the current Addition plan to validate Parish support.
10	Privacy at Office is positive.		A key goal of the project and the feedback from the Diocese of Fargo was to provide distinct separation and privacy between Residential and Business functions. In addition, the business suite adjacency to main entry sought to resolve wayfinding concerns that exist today.	The Fargo Diocesan Building Committee and Bishop approved the plans for fundraising on the premise that they address fundamental Diocesan goals as noted.
11	Main entry should be located at West.		With business functions located at plan east and separated from residential entry/functions at plan west, the main entry from a public wayfinding perspective is directly accessible to the East parking area.	

12	Re-roofing was recently conducted, and this project will now need reroofing again		The addition will have little effect on re-roofing work recently completed on site. With the exception of locations where the new addition roofing ties into existing mansard roof lines, the shingled mansard roof conditions will remain. The addition will have an internally drained, independent low-slope roof system.	Building Committee group consensus was to proceed with fundraising under the current Addition plan to validate Parish support.
13	Parish should put wants above needs, remodel rectory only		The building Committee explored a range of options including remodel of the Rectory space within the existing Rectory footprint. The addition to infill existing courtyard space lent opportunities for added functionality inclusive of: address drainage issues at courtyard space and direct roofwater to north off site, provide additional 'Friendship Room' function for fellowship and more intimate gatherings (funerals, weddings), expand current narthex space which has tendency to become congested during large events, additional separation between residential/office entry functions, and business suite adjacent to main parking lot entry at East.	Building Committee group consensus was to proceed with fundraising for the Addition plan due to the added 'public' benefits and to validate Parish support.
14	Addresses bottleneck and privacy concerns		Father Tim's office is currently located in the Social Center, but does not have privacy for counseling. It is also not really visible or easy to find and take a classroom from Religious Education.	Building Committee group consensus was to relocate all business functions to one area for increased wayfinding while still addressing privacy concerns and ability to readily locate office functions for those not familiar with facility.
15	Basement/Social Space/Kitchen needs remodeling		St. Charles as a Parish does want to be forward-thinking and save money for other projects. Only new money for this project will be matched at 15% - if the savings is depleted for this project, that money will not be matched. The basement is not a welcoming area nor handicap accessible. It is not easy to utilize for the elderly population in addition to fire escape concerns and water issues. The basement could continue to be used for storage purposes.	The goal of this project and subsequent approval from the Diocese of Fargo was to address the existing facility's Rectory/business function spaces. Additional improvements beyond the scope of this project are noted.

16	Will Oakes' population be sufficient for use/cost of space?		St. Charles Building Committee is not proposing the project for the sole purpose of bringing people back to the Church, but it may. Our Parish is the largest in Oakes and has been used for funerals of other Christian faiths. When compared to private home sizes in the area, it is a proportionate or even conservative-sized space. This space will be here for many generations to come. St. Charles will not become a mission Parish any time soon. Compared to what we have in our private homes, this is not extravagant according to those standards so why not make our Church home inviting, attractive, and welcoming?	Faith, community, and a church family are so important. Welcoming is a NEED in the Church! Project program functions will contribute to these important considerations.
17	Build a new facility as a separate residence instead of remodeling the existing facility and addition.	1	A number of options including purchasing an existing residence adjacent to the site were evaluated by the Building Committee.	Due to the ongoing utility costs and maintenance concerns related to the upkeep of an additional facility, the Building Committee consensus was to move forward with remodeling the existing Rectory space and infilling the existing courtyard.
2	The long term utility and maintenance of an additional facility were a concern.			
3	The question was raised of the intention for the existing rectory space/business offices if an additional structure were built/repurposed. It was discussed that remodeling may be required regardless.			
18	Supportive, positive miscellaneous feedback.			

****Thank you for your thoughtful feedback. Your voice is important in this important Planning process which will enhance the Mission of St. Charles Borromeo Catholic Church and serve the Parish for decades to come. If you have any further comments, concerns, or questions, please contact:
Red Iverson (Building Committee Chair) at 701.680.1565.****