

Our Lady Queen of Peace  
Capital Campaign  
Progress Update  
March 2014



As we arrive at the end of the first year of our three year capital campaign, due to your amazing generosity, we are ahead of schedule! As you all know we set a goal for the campaign of 1.5 million dollars and blew past that goal and are at just over 2 million dollars in pledges (\$2,022,725.59)! The pledges are to be paid out over a three year period ending in the spring of 2016. We have had several families move away who had pledged to the campaign but the loss of their pledges were offset by new “one time gifts” that we have received. We had expected that at this point in time we would have received between six and seven hundred thousand dollars in down payments and monthly pledge payments but a significant number of people have chosen to pay off their pledge early and so we have exceeded the projections and as of now we have \$1,052,650.92 in pledge payments! Thank you all so very much for your generosity!

We continue the work on the Ministry Center that began last fall and are hoping that we will be ready to move ahead with the renovation of Fr. Ray Hall late this summer or early fall. We then plan to do the repairs and updates to the church building the following summer (2015). Our parish Liturgies will be moved into Fr Ray Hall which will have been newly renovated. The goal would be to be able to do the entire church renovation during the summer as Mass attendance is lower in the summer which will hopefully allow us all to fit in the main hall in Fr. Ray Hall for our Masses. The renovations to the Office Building will most likely be done following the church building. Although we are currently experiencing serious electrical and IT problems related to the underground wires that connect the offices to the telephone/IT room in the basement of the Ministry Center and it looks as though we will have to do some of the rewiring ahead of the original schedule.

As you most likely know, we had the Culbertson Company, a well-known masonry restoration and waterproofing company, complete repairs and waterproofing of the exterior brick facing of the Ministry Center building this summer. While it appeared that they had solved the issue we

continued to experience leaks in the basement, although greatly reduced from before the repairs. The Culbertson Company returned and did another series of waterproofing repairs. This second set of repairs (covered by their five year guarantee) has significantly dealt with the problem but we still have one very minor leak they just don't seem to be able to find the infiltration point for, which is not uncommon. They remain on the job searching out the starting point of the leak.

Due to the above mentioned leaks we had a significant mold issue in the basement of the building which we had abated. The damaged wallboard that was removed in the process will be replaced once the water issue is completely solved. The interior of the Ministry Center will then be painted and all necessary repairs to the walls and doors will be made at that time.

In January in a separate project all of the old seals around the metal framed windows of the Ministry Center were removed and replaced as they had begun to pull away from the frames and were beginning to fail.

We also have a water penetration issue in the stairwells of the Ministry Center which is a separate water problem and requires a different solution and we are currently awaiting a bid for the stairwells of the Ministry Center and hope to have that completed in the next month or two.

We have added two new large flat screen TV's, one in the Peace Room in the basement and one in Classroom 1&2. These TV's will enable groups to hook up laptop and DVD players for presentations and for workshops, and very importantly, for our Religious Education Program.

We engaged an engineering firm to investigate further the issues of the horizontal movement of the retaining wall, back patio area of the Ministry Center and the back area of the parking lot. In the late fall they drilled down over thirty feet and took core samples of the soil from the back area of the parking lot and retaining wall and sent them to a lab to be analyzed.

A full geological report with recommendations were made, which we followed up on and hired an engineering firm to draw up precise construction plans for the needed repairs. The engineering firm was recommended by the Construction Office of the diocese. Since any expenditure over twenty thousand dollars must be preapproved by the Arlington Diocese we sought and recently received their approval to hire the engineering firm (the cost for the construction plan is \$32,350.00.) The cost for the actual construction project itself will no doubt be several hundred thousand dollars.

The geological report calls for the removal of the top three feet of the rear area of the parking lot and retaining wall. We will also need to replace the rear patio and steps located off the Founders Room of the Ministry Center as soil base under them will also need to be replaced.

We are awaiting the construction plans and once they are finished we will then proceed to get three bids for the construction work. The work of course is outside and will be done based on weather conditions. This is largest of the Ministry Center projects and the most important. The Diocese is currently working with us in the permits process both with the county and the state since it involves our rainwater run off filtration system buried under the parking lot. The deadline for filing the plans by the engineering firm is March 31, 2014.

We have gathered several bids on the HVAC issue in the Ministry Center but due to the high estimates (all of them around fifty thousand dollars or more) we have decided to seek other options to deal with the excessive uneven heat and cold problems in the classrooms and meeting spaces in the Ministry Center. We are currently seeking other bids which would deal with the problem in a different fashion and hopefully be more cost effective in the long run.

We are moving ahead with converting the old storage room in the basement into a much needed meeting/classroom space. This room will be painted, carpeted and have closets installed for storage for Religious Education and for parish files and documents including those overseen by the UJAAMA Committee. The idea is that this would be a multipurpose space with movable tables and chairs as well as a desk space. This additional meeting space will help us deal with our scheduling problems with so many ministries seeking meeting space. This will become very important once Fr Ray Hall is closed for renovation and all the meetings that take place there will be looking for meeting space in other buildings.

We are currently seeking bids for replacing the side doors of Fr Ray Hall which have become so warped they are extremely difficult to get locked up at night. While we had wanted to wait to replace the doors during the renovation of Fr Ray Hall we simply can't wait until then and are moving ahead with the installation of double wide handicap accessible doors.

We have run into code issues with the moving of the bathroom in the church. You may recall that the idea was to move the bathroom to the back of the church in the area that is currently the Usher's Closet. There are issues with codes and requirements of number of stalls in a bathroom based on the number of occupants in a given building. Currently we are grandfathered in with only one toilet. We have been informed if we move the bathroom that we would have to install seven stalls to meet code. Obviously we cannot do that and so we have people working on this issue and will have to wait and see what happens.

We have one bid in hand for making the front of the church handicap accessible by replacing the steps with a gradual ramp leading to the front doors of the church. Once we get all the bids in and the plans are drawn up then we will begin the process of getting the permits from the county and begin the construction. We would like to begin the work this spring. The goal is

that the work would be done during the week so as not to create major problems for the main entrance of the church for our Masses on the weekends.

Our total cash expenditures for the Capital Campaign to date are \$134,758.13. We expect that over the next few months we will be paying out several hundred thousand dollars as the reconstruction of the parking lot and retaining wall is done. We cannot get any firm bids until the construction plan is submitted to and approved by the county. Then the plans will be sent out for bids. The Ministry Center and the parking lot/retaining wall projects and the permitting are taking much longer than we anticipated and so the renovation of Fr Ray Hall will most likely not start until late summer or early fall.

We continue to be surprised at “the snail’s pace” at which the whole bidding and construction process moves but we have been reminded by the diocese that because there is so much new construction going on in the region (recent economic reports state that this is the fastest growing region for new construction in the entire country) it is a common complaint that construction projects are woefully behind schedule. Nonetheless it is quite frustrating and a real test of our patience.

We will keep you updated with the construction schedule and cost estimates once we get firm numbers on all the renovations to the Ministry Center, the parking lot and retaining wall repair. In the meantime we are working on getting the necessary architectural and engineering plans in place for the renovations in Fr Ray Hall, which because of space issues we cannot begin until the Ministry Center is completed in order to maintain the greatest number of meeting spaces as we can during the renovations.

As these projects are going on we will all need patience, patience with fewer parking spaces while the work on the retaining wall is being done, patience with a lack of meeting spaces available as rooms are being painted carpeted and or worked in some way that makes them unavailable for a period of time. Some groups may have to temporarily suspend meeting or move to a new location. I hope we can all recognize and accept that we will all be inconvenienced at some level during this ongoing process but in the end the newly renovated spaces will make it all worthwhile.

Once again I, along with the entire staff, would like to express our heartfelt gratitude for your generosity in making our capital campaign such a huge success which will allow us to make much needed repairs and renovations. If you have any specific questions please do not hesitate to ask and we will be happy to try and answer your questions.

Lenten Blessings,

Fr Tim