



SAINT PIERRE PARISH: A COMMUNITY PROJECT

This is OUR decision for the future of OUR parish,
OUR community.

A lot of good work has been done to date and the decision regarding the sale is fast approaching. We hope that by providing this information at the start of the summer months that it will encourage much discussion amongst us all prior to the fall vote.

The Parish recognizes that this process seems to be never ending especially when few updates have been provided along the way. Our efforts are meant to best represent the parishioners' needs well into the future by undertaking an open and comprehensive process. We will continue in this way after the decision to sell or not is taken.

Option 1: No Sale

1. A. Repair rectory eventual plans

- **Foundation:** NuVision Designs report dated April 4, 2021, showed an 8 to 9 inch difference between opposite corners of building. Foundation and floor need levelling. Est. cost \$100,000.
- **Post-Foundation Repairs:** Repairs to damage caused by enhancement will be needed. Additional work to minimize future settlement is recommended as well as hiring of engineers.
- **Renovations:** Needed for kitchen, visitor's bathroom, and tenant's suite (kitchen, etc.). Some walls need to be moved to make the rectory friendlier as a residence to the resident priest.
- **Heating:** Costs for rectory are higher per sq ft than for the church (\$1,975). Inspection and repair of the deficiencies in the electrical system are needed. Windows need to be replaced, attic and walls need better insulation. Heating system will need to be revised to comply with any new room divisions i.e., redirect heating ducts and install new ducts for cold air returns to furnaces.
- **Flooring:** Carpets and linoleum need replacing, especially to correspond to room changes.
- **Garage:** The garage should be rebuilt and a garage door added.
- **Estimated Total Cost:** The above-described work will easily exceed \$200,000.
- **OPTION TO FOUNDATION REPAIRS:** The rectory could be moved onto a new foundation or basement closer to the street. Costs would be higher.

B e n e f i t s			D i s a d v a n t a g e s
	<ul style="list-style-type: none">• Increase in life of the building.• Changes to room divisions could be made to better meet today's needs and respond to parish survey results.• Residence for priest is preserved.• Control of a valuable asset is maintained, providing opportunity for future development.	<ul style="list-style-type: none">• Need to borrow and/or fundraise funds to repair an old building and future investments such as church improvements and/or evangelization efforts.• Still responsible for maintenance, operating costs, and increased property taxes.• Residence for priest might not be needed if priest chooses to reside elsewhere or if Parish is not assigned a resident priest.	

Option 1: No Sale

1. B. Build New

According to commercial contractors, construction costs for 1900 sq ft would be a minimum of \$380,000. This does not include costs for architects, sprinkler and exit security systems, accessibility for the disabled, commercial kitchenette, parking, demolition of current rectory, possible new water well, etc. Annual maintenance and operating costs are estimated at \$16,500 plus any loan payments.

B e n e f i t s			D i s a d v a n t a g e s
	<ul style="list-style-type: none">• Dedicated space for Parish.• Full control over design to meet today's needs as per survey.• No need to make changes to church to accommodate needs.• New building with longer life.• Space could generate revenue.	<ul style="list-style-type: none">• Continued efforts will be needed to maximize its use.• Could result in significant debt unless fundraising efforts are successful.• Manor expansion might not be possible.• Loss of priest's residence as these are now excluded from new parish builds.	

Option 2: Sale

Ongoing negotiations with Saint-Pierre Manor

- To determine the sale price, two current appraisals will be acquired by the Parish.
- The Parish still needs to research its space needs and the location that best meets these needs. This could be in or around the church and/or adjacent buildings in the community.

B e n e f i t s			D i s a d v a n t a g e s
	<ul style="list-style-type: none">• Rectory's state of disrepair will no longer be a concern.• Opportunity to attract new parishioners/manor residents.• New monies available for new space/outreach opportunities.• Sale allows Manor to expand for the benefit of entire community.• Sale provides Parish with the opportunity to better match space needs with outreach needs.	<ul style="list-style-type: none">• Need to find an alternate space for office, etc. either temporary or permanent.• Sale of a valuable asset.• Loss of residence for priest.• Time needed to explore new spaces for parish takes away from time needed for pastoral services.• Sharing of parking space	

**** If you have additional questions or need for clarification, please send them directly to Père Robert with a copy to both PPC and PFC presidents as soon as possible.**

OUR decision for the future of OUR parish, OUR community.
Let's move ahead together.
God Bless.