

I. Executive Summary

The purpose of the Site & Facility Assessment (bound separately) was to investigate the physical conditions of the existing St. Paul Catholic Center campus located at 1413 East 17th Street, Bloomington, Indiana. This analysis identifies those site, structural, architectural, food service, sound/acoustics, mechanical, and electrical elements which may require maintenance, repair or replacement; and may influence decisions regarding expansion or renovations associated with the development / implementation of the Master Plan.

The site and facilities at St. Paul Catholic Center are nearing 50 years old and showing their age. Many systems are at the end of their serviceable life spans, inefficient and requiring significant time and resources to keep operational. The facility appears tired and worn out to both Parishioners and visitors. Serious consideration should be given to addressing these concerns. The following is a summary of the main concerns identified by the Design Team in the Site & Facility Assessment:

- Vehicular entrances, circulation & parking need study and improvement.
- Condition of sanitary sewer main is questionable and needs to be videoed.
- Facility is structurally sound.
- Stone masonry requires tuck-pointing at clerestory on Church and joint sealant in most widow sills.
- EPDM roofing at Gathering Space & Offices and asphalt shingle roofing at Rectory are at the end of their service life.
- Gutters & downspouts and copings / flashings need repair; sealants need replacing
- Many interior finishes are quite worn, in poor condition and dated. These should be replaced to bring a refreshed interior and vitality to the facility.
- Accessibility needs considerable attention including entrances to facility, pathway / doorway widths, accessible Restrooms on main level, and ramps / handrails to Sanctuary platform.
- Steam boiler is beyond it's life expectancy and inefficient, change to hydronic system.
- Cooling system is near / beyond life expectancy and capacity is inadequate.
- Plumbing system has pressure issues, lack of hot water efficiency; piping and fixtures should be considered for replacement.
- Electrical system has main service issues; lighting is inefficient and lacks controls.
- Fire alarm, security / access, and tele-data systems need updating.

The purpose of this Master Plan is to understand the implications of St. Paul Catholic Center realizing it's vision at it's current location. The functional needs and ministerial goals were outlined through interviews of ministry leaders, staff, Parishioners and students. The importance of the needs and goals being mission-driven, not facility-driven, was stressed during these interviews. The following is a summary of the main needs and goals identified through the interview process:

- **Worship** - Gathering Space of ample size, good acoustics with welcoming atmosphere; worship space with improved acoustics & AV systems, improved / efficient / controllable lighting, comfortable / quiet HVAC system; Chapel that is not a circulation path to other functions; better access to Sacristy and improvements within Sacristy (storage, Sacarium, Restroom); and Reconciliation Rooms that are soundproof.
- **Music** - Improvements to Choir area include location / visibility / acoustical surfaces within Church; Music Room for warm-up / storage space near Church; and new electronic organ.
- **Liturgical** - Well proportioned Sanctuary platform that establishes appropriate hierarchy and sight lines; Liturgical Furnishings that evoke and elevate the liturgical action; inspirational Sacred Art that reflects a place of Roman Catholic worship; and Shrines located in a place of prominence yet afford private devotions (especially Our Lady of Guadalupe).
- **Parish Life** - Kitchen needs improved work-flow and new commercial equipment; Parish Hall needs to accommodate 150-300 (depending on seating arrangement) with significant improvements to interior finishes, lighting and HVAC system; and adequate storage for tables and chairs.
- **Faith Formation** - Flexible, dividable space that affords privacy with current provisions for technology; space that is inviting and comfortable for University students served by St. Paul Catholic Center.
- **Parish Administration** - Reception area positioned to welcome visitors and secure facility; work areas that are arranged efficient to tasks; and Offices consolidated in lieu of scattered throughout facility.
- **Accessibility** - Develop approach that makes "all feel welcome".
- **Miscellaneous** - Careful consideration should be given to how St. Paul Catholic Center invites, welcomes and accommodates University students (coffee/snack bar, 24-hour access, study rooms, technology, bike racks, etc.); energy-conscious/green practices for all updates/improvements; exterior entrances that are functional and visible; and maintain/update existing building systems that are dated or failing.

The main components included in the Master Plan are as outlined below:

1. **Sitework Improvements**
 - a. Improved vehicular entry drive, circulation & arrival.
 - b. Identifiable & functional building entrances.
 - c. User-friendly outdoor gathering spaces.
 - d. Automatic entry door operators.
 - e. Permeable pavers.
 - f. Bike racks.
 - g. Additional on-street parking.
 - h. Canopies.
 - i. Trees and softscape.
2. **Improvements to Gathering Space**
 - a. All Are Welcome!
 - b. Reduced "clutter" & added 650 sf.
 - c. Introduced acoustically absorptive surfaces.
 - d. Ministry Center & Accessible Restrooms.
 - e. Improvements to Parish Office.
 - f. Visibility, layout, amenities, & HVAC.

3. **Improvements to the Worship Environment**
 - a. Architectural improvements.
 - i. Accessible ramp & handrails to Sanctuary platform.
 - ii. Prominent, well-proportioned Sanctuary (establishes hierarchy, improves sight lines, appropriate materials).
 - iii. Interior finishes reinforce worship.
 - iv. Assembly gathered completely around the Altar.
 - b. Liturgical improvements.
 - i. Liturgical furnishings evoke / elevate liturgical action (Easter Fire, Baptismal Font, Altar, Ambo, Tabernacle & sacred backdrop).
 - ii. Sacred Artwork.
 - iii. Shrines (Our Lady of Guadalupe, Holy Family).
 - c. Engineering improvements.
 - i. HVAC system (energy-efficient, comfortable, quiet).
 - ii. New SRS system with video capabilities.
 - iii. Acoustical changes (surfaces, configuration, location).
 - iv. Lighting systems (energy-efficient LED sources, scene control, appropriate light levels).

4. **Improvements to Music Ministry**
 - a. Ideal location both acoustically & visually.
 - b. Efficient, flexible space with increased capacity.
 - c. Space for piano, organ console & other instruments.
 - d. SRS system balances & enhances choir / instruments.
 - e. Music Practice / Storage space located adjacent.

5. **Improvements to Newman Hall.**
 - a. Welcome area for College students (coffee / snack bar, technology provisions, comfortable furniture, 24-hour access).
 - b. Flexible, dividable meeting space for collaborative study with natural light & acoustical privacy.

6. **Improvements to Parish Hall.**
 - a. More efficient space utilization (eliminated circulation through space & added +/- 700 sf).
 - b. New finishes, SRS system, energy-efficient LED lighting & HVAC systems.
 - c. Natural light introduced in space.
 - d. Increase of storage for tables, chairs and seasonal.
 - e. Kitchen layout & new commercial equipment.

7. **General improvements.**
 - a. Maintenance to dated or failing existing systems.
 - b. Energy-conscious practices for updates.

Phasing and budget implications are explained in detail in the body of this document. Phasing was based on information gathered from the interview process and priorities in active dialogue with Parish leadership. Below is a summary of the phasing and budget implications:

- Phase 1 Total Project Budget Range \$ 2.5M to \$2.8M
- Phase 2 Total Project Budget Range \$ 2.9M to \$3.6M
- Phase 3 Total Project Budget Range \$ 1.2M to \$1.5M

This is a long range plan that was developed with the premise that within reason, the existing facilities need to remain active during the renovation / new construction associated with the Master Plan. Our hope is that the Pastor, Parish leadership and Archdiocese utilize this document as a basis for realizing the vision for St. Paul Catholic Center.