

St. Felix Parish Presentation

- OVERVIEW OF IMPROVEMENTS FOR ST. FELIX PARISH FACILITIES
- FIVE YEAR+ LOOK AHEAD

St. Felix Parish Finance Members

- Father Prince
- Deacon John Hust
- Bradd Busch – Trustee
- Sandy Wolfe – Trustee
- Dan Schaefer
- Julie Leichtnam
- Larry Stenzel
- Kathy Munns – Finance Officer



St. Felix Parish Facilities (5)

- Church
- School
- Gym
- Parish Office
- Rectory



STEEPLE REPAIRS & REMOVAL OF MINI TOWERS DECEMBER 2022



ST FELIX EXTERIORS: STEEPLE, TOWER, BRICK WALLS AND LIMESTONE TRIM



PAST POOR QUALITY BRICK REPAIRS



LIMESTONE FOUNDATION AROUND CHURCH



WINDOW EXTERIORS

**Remove old plexiglass and
replace with a new Lexon
product**

**Repair, replace and paint
frame**

Caulk sills



FRONT DOORS 3RD STREET & SIDE ENTRANCE

(DOOR REFINISHING, SECURITY IMPROVEMENT, H/C)



MAIN ENTRANCE DOOR AIR GAP ISSUES



PEMBROKE FIRE & SAFETY EXIT

**Third exit needed for fire
or other safety concerns**

Water diversion needed

Resurfacing of steps

Seasonal maintenance



**CHURCH MAIN ENTRANCE SIDEWALK
CURB:
(CITY WILL REDESIGN W/ SLOPED CURBS FOR DROP OFFS
AND FUNERALS)**



3RD STREET AT MAIN ENTRANCE: YELLOW & BLUE HC CURBS TO BE SLOPED



SIDEWALK REPAIRS ON 3RD STREET & APRON ON EAST SIDE OF CHURCH



**FACING NORTH ON PEMBROKE BY GYM:
TREES & BOULEVARD
(TREES REMOVED TO ENABLE AN ADA SIDEWALK; NEW
CONCRETE INSTALLED; ALL AT CITY'S EXPENSE)**



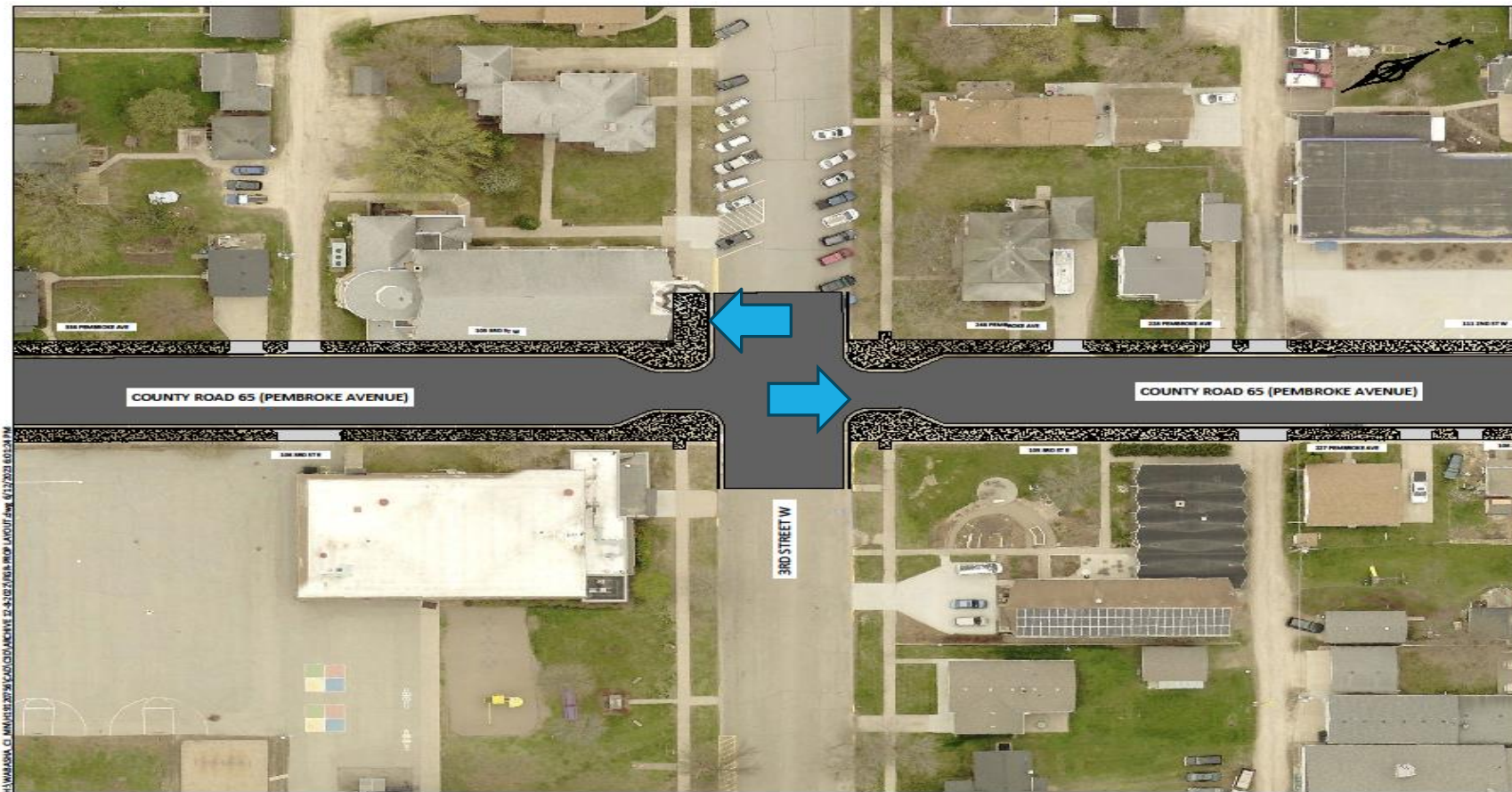
**PEMBROKE FACING SOUTH:
ADA SIDEWALK & CONCRETE WORK (CITY PROJECT);
FENCE TO BE REPLACED BY ST FELIX**



NEW PEDESTRIAN CROSSINGS AT 3RD & PEMBROKE

2023 STREET & UTILITY IMPROVEMENTS
CITY OF WABASHA

FIGURE 4.C: PROPOSED LAYOUT - PEMBROKE AVENUE
JUNE 2023



LEGEND

- PROPOSED BITUMINOUS ROADWAY
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE DRIVEWAY

MEDALLION ON THE ARCH AND EACH SIDE **(PLASTER CRACKS AND/OR STRUCTURAL)**



SEVERAL COLUMNS AND CHURCH WALL SECTIONS NEED PLASTER WORK DUE TO MOISTURE

**Exterior brick columns
mortar is in poor shape
allowing moisture to
penetrate though the
wall segments to the
interior columns
creating the plaster
damage (stain and
blistering).**



ST FELIX CHURCH INTERIOR COLUMNS AND WALLS NEED TO BE REFURBISHED

- **Present water damage,
plaster cracks after 30
years.**



ST FELIX WALLS NEED REPLASTERING



CARPET IS 30+ YEARS OLD

- **Frequently cleaned and stretched**
- **Cited by our insurance inspection from Catholic Mutual**
- **Stained over many years**



CHURCH AC REPLACEMENT PLANNING:

(1993 EQUIPMENT)



OTHER MAJOR CHURCH CONCERNS

- **Pipe organ refurbishment**
 - **In order to keep our church organ working, additional finances will be needed. Two bids have been received and are under evaluation at this time.**

CHURCH BUILDING

A review of exterior and interior of the church structure was completed from outside agencies.

- **Krause Konstruction (Coon Valley WI) – church / brick specialists**
- **Michael Tesmer (retired project admin Ministry Health)**
- **Architects: River Architects (La Crosse)**
- **Other area contractors: Sorenson Restoration**
- **Fund Raising (Walsh Associates, MSP, July 2023)**

MAINTENANCE REPAIRS SCHEDULED IN 2024 FOR CHURCH BUILDING EXTERIOR

- **Krause Konstruktion (Coon Valley WI) – church / brick specialists will be completing the exterior brick work, steeple and tower, chimney, roof/shingles inspection, limestone foundation, repair the stained glass exterior framing and Lexon glazing, facia repairs and painting.**
- *Note: In going forward, the church exterior brick will be placed on a periodic maintenance schedule (every three years) with Krause Konstruktion to prevent water / moisture damaged inside the church along with a major investment on brick tuck pointing.*

ST FELIX GYM

- **HVAC replacement (boiler)**
 - Reviewing high pressure steam, hot water, forced air options
- **Fire code evaluation of curtains**
- **Pembroke Ave door security system**
- **Repair or replace playground asphalt**
 - (depending on projected life expectancy)



ST FELIX SCHOOL BUILDING

- **Replace sidewalk connecting Gym to School**
- **Upgrade bathrooms to accommodate small children**
- **School interior walls and hallways painting**



REPLACE CEMENT BLOCK SHED ATTACHED TO SCHOOL

**February 2023 Risk
Manager inspection for
Catholic Mutual Group
citation**

**Block structure contains gas
inlet valves to the school**

Locked door rusted

Blocks deteriorated, missing





PARISH OFFICES FOR ST FELIX AND ST AGNES

- **Install H/C assessable entrance to office**
- **Address ice pooling on sidewalk entrance**
- **HVAC system is approaching end of life**
- **Bathroom remodel - replace closet bathroom to an appropriate size for staff and visitors**
- **Technology upgrade for the conference room for meetings (screen, image projector, and sound)**

PARISH OFFICES FOR ST FELIX ST AGNES

- **Structure is sound**
- **Building is much larger than needed**
- **Remodel or replace?**
- **Build new office space on site is a preferred option**
- **Space requirements:**
 - **Office spaces for pastor, deacon, finance, administrative assistant, reception, faith formation/youth minister, conference room**
- **Compare costs of new vs remodeling and future timing**





RECTORY - PASTOR'S RESIDENCE

**Large 2 story house w/
basement**

Partial view of river

Interior remodeling needed

Exterior repairs warranted

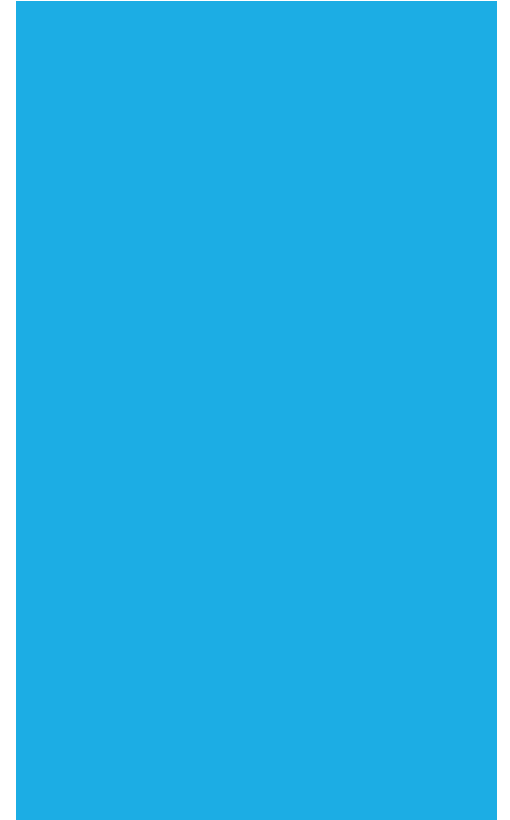
**Garage replacement is
priority**

Bedrooms are on 2nd Floor



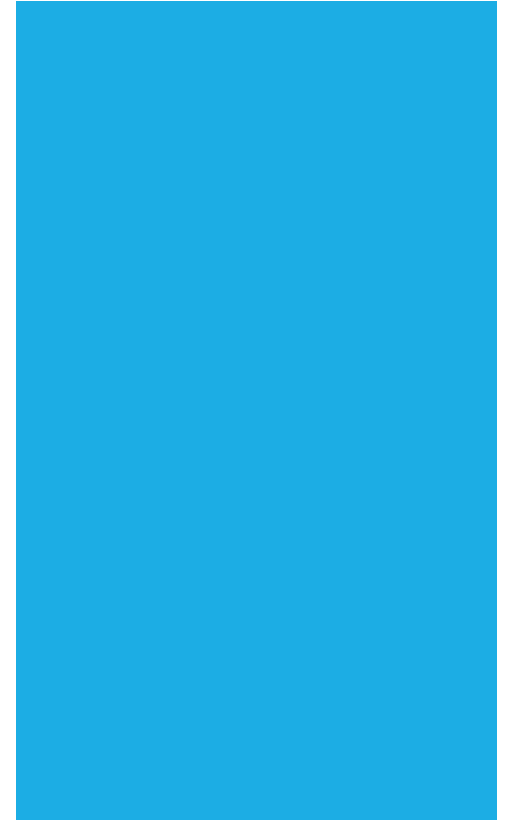
RECTORY ON BAILEY STREET

- *Evaluate Options for Pastor's Residence:*
 - *Repair or Sell / Replace*
 - *What is best for future pastors?*
- **Replace garage (2 stalls)**
- **Landscaping was completed (2023)**
- **1st Floor windows & 2nd floor Bathroom repairs**
- **Kitchen upgrade**
- **Evaluate moving main bedroom to 1st floor**
- **Exterior repairs to stucco and window framing**



CHURCH ADDITION DISCUSSION

- During the Synod discussions in the winter of 2022, groups identified the importance of additional space connected to the church for social and pastoral events for our youth and parish groups.
- New meeting / gathering room for up to 100 (Synod) connected w/bathroom, space of kitchen and storage
- Will require additional funds.



CONCEPT PLAN FOR MEETING SPACE (2017)

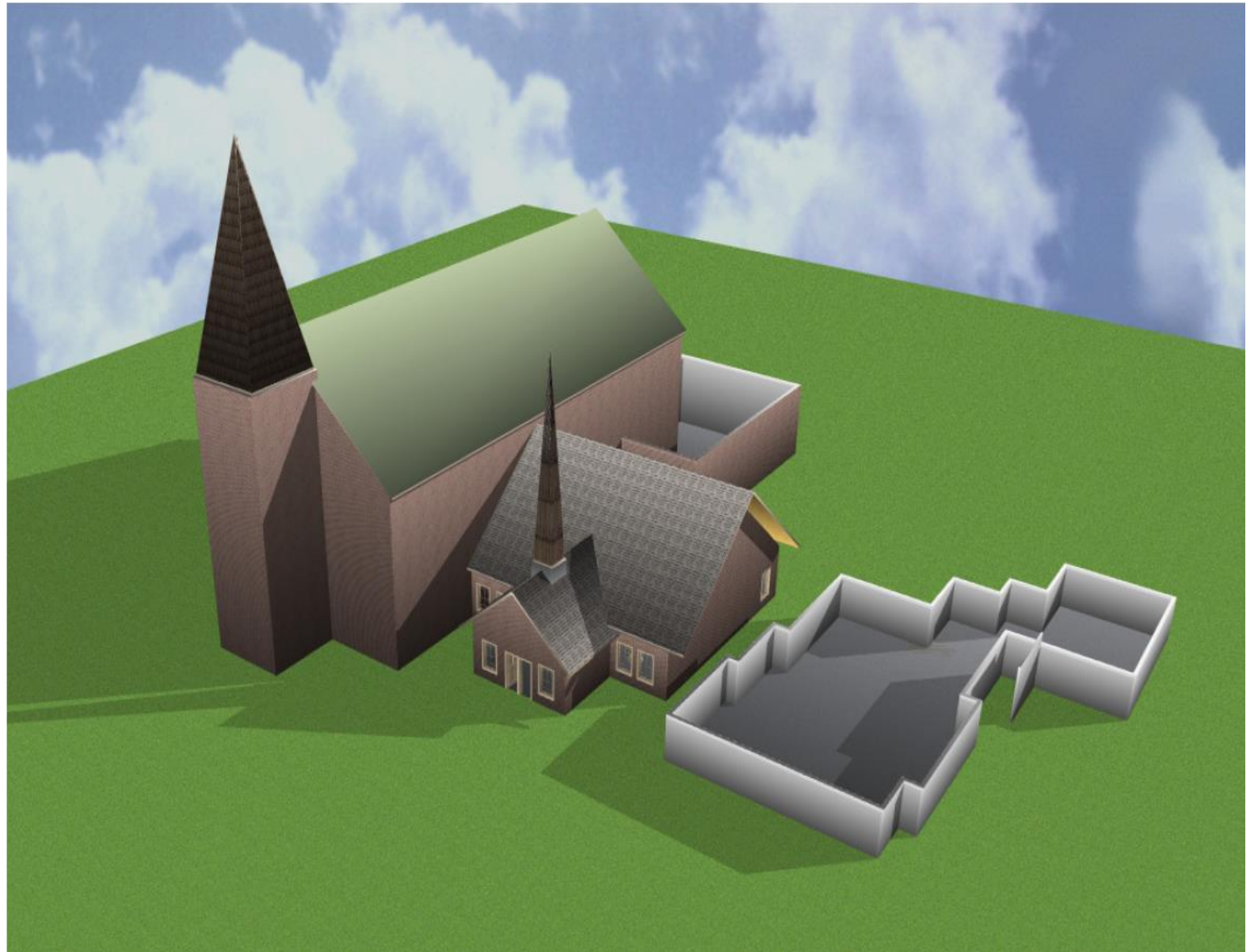
**Meeting space for
up to 100 persons**

**Basic kitchen,
toilets**

**Connected to
church**

No offices

**December 2017
estimate: \$520,000**



OPEN QUESTIONS FOR THE PARISHES' FUTURE

Three Unanswered Questions

- Where should St Felix and St Agnes parish rectory be for the future ?
 - Repair existing or Replace in time
- Is St Felix and St Agnes best served by replacing or remodeling the current offices ?
 - Repair now or Replace later
- Who are the parish leaders to carry this work forward for future years ?

NEXT STEPS FOR TOP PRIORITIES AND FUNDING

Overall: Endorsements from Councils, Parish at large and Pastor's approval to scope projects

Engage with Diocese of Winona Rochester

Three Next Steps: 1) Estimate costs for key priorities

2) Complete a fund-raising study

3) Form St Felix's Forward Team

- **Bring the costs of the studies/concept plans back to Pastor and councils' for review/approval**
- **Engage a fundraising firm for feasibility study to fund the new construction and improvements**



CLOSING STATEMENTS

- **The purpose of this meeting was to inform parishioners'. We welcome your thoughts and comments.**
- **Funds are available to complete the Krause Konstruktion outside church work that is scheduled in 2024.**
- **Other project work identified will be dependent on finances received from our upcoming Capital Campaign. There are some major upcoming costs to complete the maintenance repairs listed.**

CLOSING STATEMENTS

- **The last major remodeling of our church and school was in 1992-1993 which is over 30 years ago.**
- **No final decisions have been made with new space additions.**
- **Thank You for listening and for your prayers to plan for our St Felix Parish future.**