

RCC RENOVATION PROJECT SUMMARY AND UPDATE: May 04-05, 2024

During the month of May, Resurrection Catholic Church (RCC) will begin implementation of its comprehensive renovation project. The cost of the project is estimated at \$3.7 million, and completion is expected to take 9-12 months. The project scope includes relocation of the church entryways and major remodeling of the church's main floor worship space (altar, nave, and narthex) and business offices.

Initial planning for the project was begun in 2017 at the direction of the Pastor and upon advisement of the Pastoral Council. The implementation program has been carried in accordance with *Catholic Canon Law*, the *General Instructions to the Roman Missal*, and the guidelines prescribed by the Richmond Diocese's Building and Renovation Commission ("BARC"). The BARC acts under the authority of Bishop Knestout and is responsible for reviewing and approving any building and/or renovation project involving liturgical space, regardless of scope and size.

The specific goals of RCC's renovation project are as follows:

- (a) improve the worship experience for parishioners in accordance with Catholic theology
- (b) repair and refurbish our decades-old church infrastructure
- (c) reconfigure the main floor of the church to better facilitate safe entry/exit, improve staff office space, and separate worship from non-worship areas

The guiding principle for renovation planning has been that our church architecture should ultimately demonstrate that it is a special place where parishioners assemble to worship our glorious and splendiferous God, the creator of the universe. Also, our sanctuary and altar must appropriately visually acknowledge at every Mass that this is a place where the "City of God" meets the "city of man" in the actual presence of Jesus Christ, and in witness of His ultimate sacrifice on our behalf.

PLANNING TIMELINE AND KEY PROJECT DEVELOPMENT DATES:

Detailed information about implementation of the RCC renovation project and its timeline are available to parishioners on the RCC website. All prior "Letters to Parishioners" and "FAQ" communications are documented and archived on the website under the "About Us" menu tab in the "Renovation" dropdown. The final BARC-approved church re-design renderings are currently on display in the RCC lobby.

To date, the evolution of RCC's renovation project has a six-year timeline, which includes a 2-year hiatus due to COVID restrictions. The start of our evaluation on whether to undertake a renovation project was announced to parishioners in August 22, 2017. A survey of parishioners was conducted in January 2018, and results in favor of proceeding were released in May 2018. In March 2019, RCC engaged the architectural firm of Harrison Design, headquartered in Washington, DC, to assist the committee in preparation of a

preliminary renovation schematic design, which was presented to parishioners in October 2021.

Upon receipt of approval from Bishop Knestout and the BARC, a project capital campaign was launched in September 2022. The target for the capital campaign was \$2.0 million and the actual total pledge amount realized was \$2.3 million.

In 2023, the renovation committee engaged the architectural firm of Hughes Associates to prepare detailed architectural and design drawings for the renovation project, as approved by the BARC. The estimated budget cost estimate for the project was \$3.7 million. The preliminary financing plan consisted of three components: (a) \$2.3 million, as pledged, (b) \$500 thousand from parish reserves, and (c) \$900 thousand construction loan to be supported by the Richmond Diocese's commercial bank line of credit.

In March 2024, the BARC and Bishop Knestout issued approval to RCC to proceed with the selection process to identify a general contractor (GC) to undertake the renovation project. Four well-qualified GC bidders with strong references within the central/southern Virginia construction area were identified and invited to submit bids. These bids were evaluated during April, and R.L. Price Construction has been selected to be the general contractor for our renovation project.

A construction contract with R.L. Price will be negotiated and signed in early May, and we will "break ground" for the project on or about July 1. During June our business offices will be relocated to Morrow Hall and the ground-floor classroom area.

As has been announced previously, once project construction commences, all RCC Masses will be held at Trinity Ecumenical Parish (TEP). Our Mass schedule will remain the same. We currently plan to begin holding Masses at TEP as of June 22. All questions concerning scheduling of RCC Mass times or other related RCC ministry activities to be held at TEP must be coordinated in advance through the RCC business office (Jennifer McLaughlin).

Concerning access to the basement office areas, tabernacle, and Morrow Hall during the renovation--this will be determined on the basis of requirements set forth by our selected general contractor and project-related insurance covenants. Once these requirements are agreed upon, all parishioners will be advised accordingly. In any case, no RCC ministry activities should be scheduled at Morrow Hall or on church grounds after June 20 without prior approval from the RCC business office.

APPENDIX (project details)

KEY IMPROVEMENTS AND ENHANCEMENTS:

WORSHIP SPACE

- Place permanent “Crucified Christ” depiction over the altar
- Install new pew seating with kneelers (diocesan BARC requirement)
- Physically separate the worship space from the narthex with a partition to facilitate worshiper prayer and meditation
- Sanctuary/altar redesign (design elements to promote theme of RCC as “a lake church”)
- Install hard surface flooring in sanctuary and nave, and replace sanctuary furnishings per “GIRM” guidelines
- Reposition the choir

INFRASTRUCTURE

- Expand the altar platform (302.50 sq.ft. to 586.50 sq.ft. – approx. doubling of area)
- Repair the altar floor and replace carpeting in the worship space with tile flooring
- Replace roofing and modernize and replace the HVAC system
- Update décor, lighting, sound system, and lavatories
- Implement safety improvements and security upgrades (add additional worship space egress and altar access ramp for disabled)
- Add secondary portico side entryway for inclement weather and disabled drop-off
- Construct a new central parade entryway into narthex and worship space; expand narthex
- Reconfigure the main-level floor plan to separate offices from worship space and narthex
- Expand and revamp office space (offices, conference room, controlled access)

TOTAL RCC RENOVATION PROJECT COST ESTIMATE: \$3,700,000

PROJECT FINANCING STRUCTURE (estimate)

- Parish Reserves: \$500,000
- Capital Campaign: \$2,300,000 (\$1.3 million collected as of 04/01/2024)
- Construction Loan: \$900,000 (line-of-credit construction loan, 15-year amortization)