

PHYSICAL PLANT

OVERALL GOAL

Create and maintain an up-to-date physical plant environment that is clean, safe, efficient, accessible, liturgically appropriate and aesthetically pleasing

CURRENT SCENARIO

The physical plant of Saint Ignatius is comprised of two buildings and the grounds that surround them. The church was constructed in 1949 and is, considering its age, in good repair. As might be expected, however, given its age, and the cultural, social and theological changes of the last half-century it is in need of substantial renovations. Several conditions exist at present that need or will need attention in the very near future. These include repairs to the masonry structure of the building, replacement of two sacristy roofs and enhancements to the electrical, lighting, and sound systems. The building was designed with roof drains that are located within the walls of the building and beneath the church's lawns and walkways. These appear to have been problematic for the last several years resulting in frequent flooding of the lower church.

The church's structure and amenities are not handicapped accessible and hence need to be addressed. This includes the replacement of existing bathroom facilities and the installation of an elevator or lift device. Some degree of renovations to the liturgical space in the upper church is necessary. The church's heating system is original to the building and has for some time been showing the stresses of its age. More and more frequently the question of air conditioning, at least the lower church, arises.

The rectory was built about 1920 as a two-family residence and was moved to its present location during the 1940's. Over the years, several major changes were made to the building. The second floor kitchen was converted to a bedroom for the pastor, the first floor kitchen was up-dated and the basement garages and adjacent space were converted into a chapel and meeting room. The overall space configuration is, however, much as it was originally constructed. Presently, there is a need for attention to the building's basic systems. The electrical system has been upgraded in places but much of the original wiring is still in evidence. Much the same applies to the house's plumbing. There is a substantial amount of original brass plumbing in the building. Virtually all of the bathrooms are "as built" with minor renovations. The boiler was replaced more than twenty years ago. It will need to be replaced in the near future. The house is in need of a substantial amount of cosmetic up dating. It is not handicapped accessible.

Within the last nine months all of the original window sashes in the building were replaced with energy efficient units. The third floor bedroom space was completely renovated and converted into open office space for five staff. The renovations included the installation of a new bathroom, self-contained heating and air conditioning system, a new electrical system and repairs to the slate roof.

<p>GOAL ONE : Bring the physical environment of the church up to acceptable contemporary standards</p>

OBJECTIVE ONE:

Ascertain the current state of the physical structure of the church.

ACTION ONE: Investigate available resources capable of performing a comprehensive assessment of the church building and evaluating same.

- Consult with knowledgeable members of the Parish and University communities (Completed)
- Recruit experienced individuals for service on a Building Committee (Completed)
- Identify an appropriate vendor to provide for an “envelope” study” of the Church (Completed).

OBJECTIVE TWO:

Determine the scope of critical improvements needed in the church building in order to bring it in line with contemporary requirements.

ACTION ONE: Develop a comprehensive capital improvement plan to address deficiencies identified through an “envelope study.”

- Establish a priority ranking of items that need to be addressed as a result of the study
- Determine an informed estimate of a range of costs associated with each item
- Establish a time frame under which items will be addressed
- Identify items for inclusion in a Capital Fund Raising Campaign (Spring - 2002)
- Collaborate with members of the Building and Finance Committees and/ or others, as appropriate, in the formulation of and funding of a Capital plan.

**GOAL TWO: Bring the physical environment of the rectory
up to acceptable standards**

OBJECTIVE ONE:

Determine the condition of the physical environment of the rectory.

ACTION ONE: Conduct an informal assessment of the need for essential repairs and/or renovations.

- Interview Pastor, administrative support staff, and ministerial staff (Completed)
- Conduct a room-by-room analysis of conditions in relationship to code compliance, safety, cosmetic condition etc. (Completed)
- Review available records related to history of problems/repairs (Completed)
- Verify obvious identified deficiencies with experts and/or other knowledgeable individuals.
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ACTION TWO: Address items in need of immediate attention.

- Discuss findings of informal assessment with Pastor and members of the Building and Finance Committees (Completed)
- Develop listing of items needing immediate attention (Completed)
- Secure backing for expenses necessary to address essential repairs/renovations identified through informal assessment process (Completed)

- Consult with Archdiocesan Facilities Management Services Department on items requiring their involvement (Completed)
- Institute bid process in compliance with Archdiocesan policy for major expenses.

<p>GOAL THREE: Adapt the current liturgical environment to third millennium expectations</p>

OBJECTIVE ONE:

Ascertain what the “best” acceptable approach would be for an effective re-design of liturgical space.

ACTION ONE: Gather information relative to current thinking on liturgical space re-design issues.

- Consult with professional liturgists and/or theologians on current thinking on liturgical space re-design
- Identify an architect to translate “thinking” into visual models for the Church community and the Archdiocese to consider (Completed)
- Involve Liturgy Commission of the Archdiocese at appropriate stage in the process.

ACTION TWO: Share information with parishioners and engage them in the process of critical reflection and discussion.

- Conduct a preliminary parishioner survey on a variety of thoughts and attitudes related to liturgical space (Completed)
- Collate responses to survey for presentational needs (Completed)

- Hold a series of parish education meeting to solicit input from parishioners on liturgical space re-design issues
- Conduct site visits to other parishes in the vicinity which have undertaken liturgical space renovations.

<p>GOAL FOUR: Investigate space options within and outside of parish physical plant</p>
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ACTION ONE: Document current use of space used for program activities *outside* of the geographical confines of the rectory and church.

- Interview staff and volunteers who are or have been involved in parish activities located outside of parish space
- Develop an inventory of historical space usage and key contact persons
- Determine staff and volunteer needs for current and future space outside of parish confines
- Analyze current space utilization patterns to determine peak utilization periods as well as underutilized times.

ACTION TWO: Document current use of space for program activities *within* the geographical confines of the rectory and church.

- Interview staff and volunteers who are or have been involved in parish activities located inside parish space
- Develop an inventory of historical space usage and key contact persons
- Determine staff and volunteer needs for current and future space inside the confines of the buildings
- Analyze current space utilization patterns to determine “peak” utilization periods as well as underutilized times

- Develop options for better space utilization and consider the positive and negative impact of such on existing program approaches or designs.

ACTION THREE: Consider the programmatic impact of a change in the space assignment policy of the parish.

- Document existing verbal space assignment policy
- Analyze its strengths and weaknesses
- Develop viable options for current space assignments
- Determine impact of options for future program designs and activity schedules.

ACTION FOUR: Consider options for the acquisition of additional space.

- Collaborative programs and agreements with Boston College.
- Purchase and rental options.
- Collaborative arrangements with the Archdiocese and other parishes.
- Endowments.
- Gifts and bequests.

GOAL FIVE: Improve parking for church and rectory functions
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BEST CASE SCENARIO

The church, rectory and grounds would be in a current state of repair and compliant with applicable Federal, State, and Local building regulations and codes. Additionally, there would exist a reserve account and plan for ongoing capital improvements and significant unanticipated building emergencies. Such would be recognized as an essential aspect of

responsible stewardship on the part of the parishioners and fully supported by them. All of the major capital items would be addressed as required or within a five-year time frame.