

Saint Pius X Catholic Church
Long Range Planning - Administrative Commission
Final Report and Recommendations

FINAL Version (v5)

09 November 2009

Submitted by:
Samuel J. Russo, Jr.
Commission Member

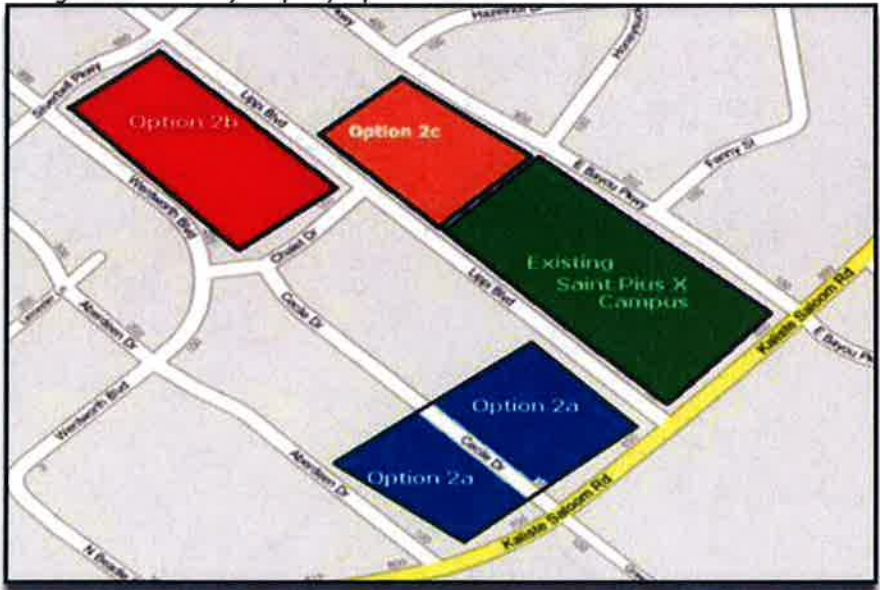
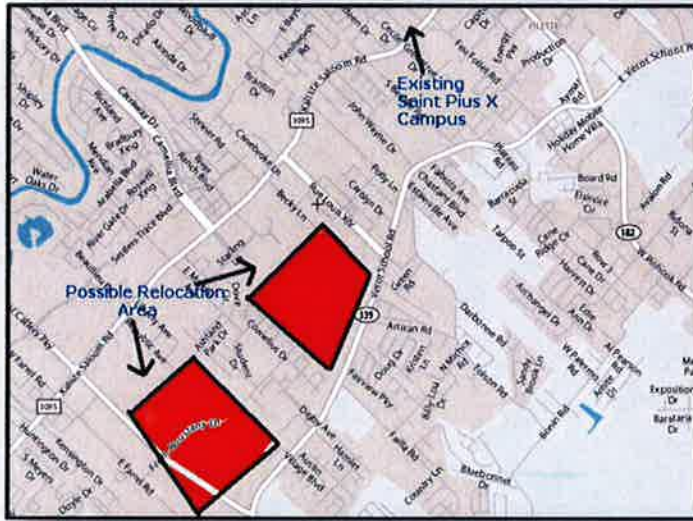


Figure 4.1: Possible Relocation Areas



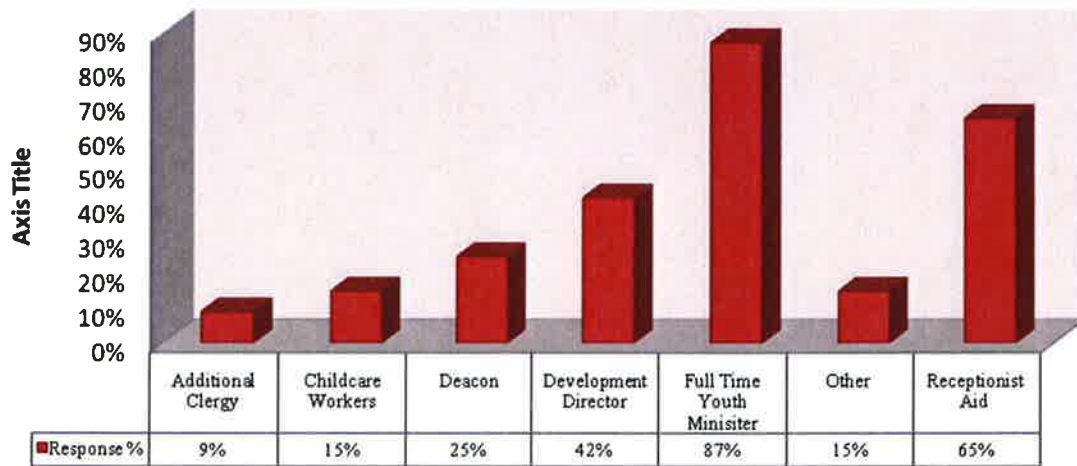
Saint Pius X Roman Catholic Church
Lafayette, Louisiana

Long Range Advancement Planning – Administrative Commission Final Report and Recommendations

Overview

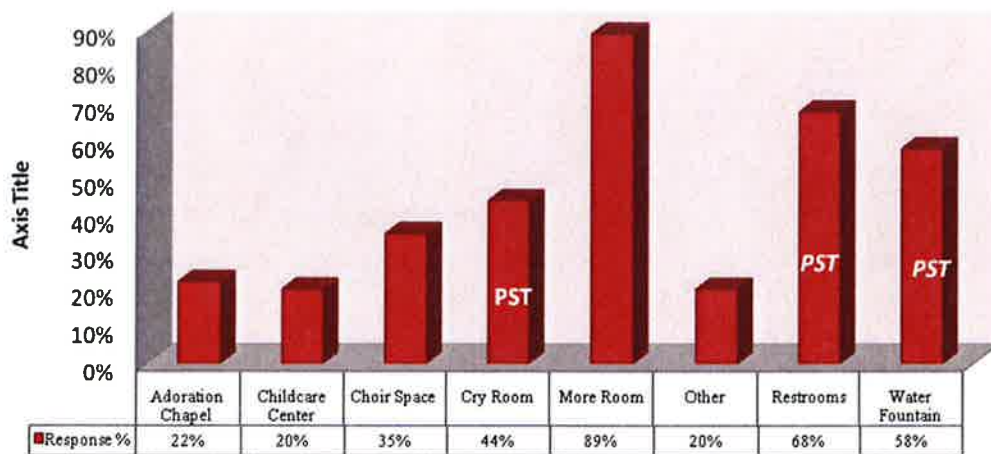
In 2008, Saint Pius X formalized a strategy for planning the future of the Parish. As such, Long Range Advancement Planning (LRAP) was organized. During the initial meetings of the LRAP team, Commissions were created to address needs for particular areas identified by the Parish. The Administrative Commission (see Appendix A) was established to review the existing staffing, facilities, etc. and plan for the future. Each Commission (including Administrative) was tasked with creating problem questions to address long term issues. On October 26, 2008, a Parish Convocation was held, allowing any parishioner to vote on their priority / opinion. At the conclusion of the convocation, the top ten questions were announced. The Commissions were tasked with providing a viable solution to the questions selected.

Staffing Needs

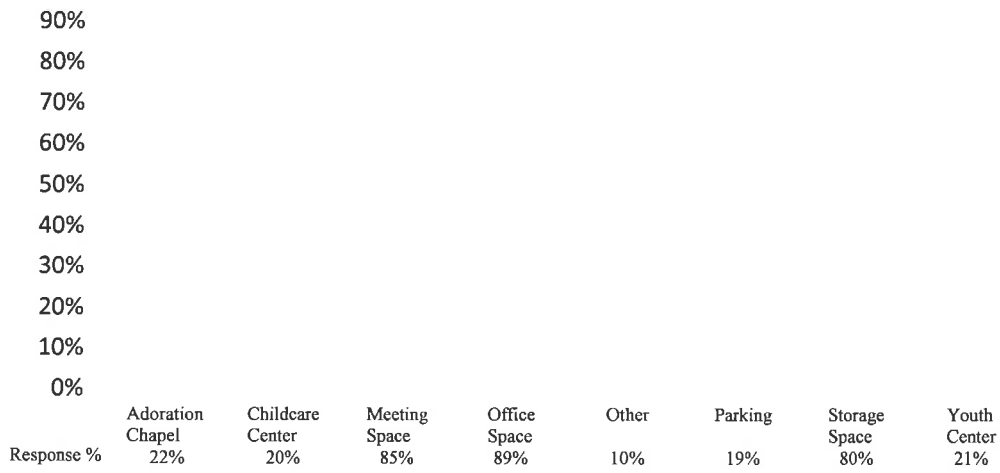


■ Response %	9%	15%	25%	42%	87%	15%	65%
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Church Needs



Additional Building



The following problem question received the highest amount of votes:

"How do we improve our aging and inadequate facilities, meet our space needs, and bring them to the current standards of the 21st century including technology, handicapped accessibility, making them more family - friendly and capacity for growth through expansion and/or rebuilding?"

This problem question was the primary focus of this Commission.

Purpose

The purpose of this document is to provide a final summary of the Saint Pius X Long Range Planning, Administrative Commission's findings, and recommend options for achieving the goals set forth at the Parish Convocation to the Saint Pius X Pastoral Council and the Pastor of Saint Pius X Parish.

Once submitted, the work of the Long Range Planning, Administrative Commission is complete and the members of the Commission should be released. However, the Commission structure will remain in place and will be the "working arms" of the Pastoral Council.

Audience

This document is intended for the Saint Pius X Pastoral Council and the Associate Pastor and the Pastor of Saint Pius X Parish.

Summary

This document is divided into three sections:

- I. Background
- II. Current and Future Needs
- III. Recommendations

Section I: Background

Overview

This section provides a brief overview of the Saint Pius X Parish and associated schools.

Saint Pius X Parish

Saint Pius X Parish was established by the Diocese of Lafayette in 1968 and is located at 201 East Bayou Parkway in Lafayette, Louisiana.

The parish continues to grow with over 1600 families as members.

The parish offers a wide array of ministries and organizations with a goal of enriching its parishioners.

Parish Schools

Saint Pius X Elementary School

- Established in 1998, Saint Pius X Elementary School (SPES) provides Catholic education for Grades PreK-3 to Eighth Grade.
- SPES is solely owned by Saint Pius X Parish.
- The school has a capacity of roughly 700 students.
- The Pastor of Saint Pius X Parish is the responsible authority
- The school became debt free as of 2008.

Saint Thomas More High School

- Established in 1982, Saint Thomas More High School provides Catholic education for Grades Nine – Twelve.
- Owned by the following Parishes within the Diocese of Lafayette
 - Saint Pius X
 - Saint Mary
 - Sacred Heart
 - Saint John
 - Holy Cross
 - Saint Jules
 - Our Lady of Fatima
 - Our Lady of Wisdom
 - Saint Joseph (Milton)
 - Saint Edmond
 - Saint Anne
 - Saint Joseph (Broussard)
- The school has a capacity of roughly 1,080 students.

Section II: Current and Future Needs

Overview- Saint Pius X Parish Needs

This section provides a brief overview of the Saint Pius X Parish needs. The information was gathered during the analysis phase of the Long Range Planning process. A detailed Questionnaire (see Appendix B) was distributed and the responses were compiled (see Appendix C) and summarized. *Note: ADA (Americans with Disabilities Act) requirements are assumed

Parish Office Current & Future Needs

The following were identified as needed

- Office Space
- Meeting Space
- Storage Space
- Relocation of Adoration Chapel

Ministry Current & Future Needs

The following were identified as needed

- Meeting Space
- Storage Space
- Work Space (i.e. Space to work on projects, flyers, brochures, etc.)

Church Current & Future Needs

The following were identified as needed

- Seating for 1000
- Restroom Facilities
 - Men"s
 - Women"s
- Liturgical and Ceremonial Space (i.e. Emersion Baptismal)
- Expanded Cry Room

Miscellaneous Current & Future Needs

The following were identified as needed

- Parking

Overview- Saint Pius X Elementary School Needs

This section provides a brief overview of the Saint Pius X School needs. The information was gathered during numerous discussions / meetings with school administration officials.

Saint Pius X Elementary School (SPES) Current & Future Needs

The following were identified as needed

- Office Space
- Meeting Space
- Storage Space
- Parking
- Library expansion
- Upper Grade classroom expansion
- New Pre-K / Kindergarten facilities
- After school expansion facilities
- New Child Care facilities
- Church with capacity for entire school to attend. (850 seat minimum).

Section III: Recommendations

Overview

This section provides formal recommendations by members the Long Range Advancement Planning Administrative Commission. Detailed options, including the Pro's and Con's of each is provided.

Recommendations

Recommendation #1:

○ The Saint Pius X Long Range Advancement Planning, Administrative Commission recom appoint a committee to oversee the planning and building of new structures. In addition possible options. These options are listed below along with the Pros and Con's for each

- Option 1a: Renovate current structure – Plan A
- Option 1b: Renovate current structure – Plan B
- Option 2a: Purchase Adjacent Property – Acadiana Bottling
- Option 2b: Purchase Adjacent Property – 201 Lippi Boulevard Property
- Option 2c: Purchase Adjacent Property – Adjacent to SPES Playground
- Option 3a: Relocate Church Offsite
- Option 3b: Relocate Church and School Offsite
- Option 4: Rebuild on existing campus
- Option 5: Do Nothing

Recommendation #2:

○ The Saint Pius X Long Range Advancement Planning, Administrative Commission recommends that Pastoral Council hire an experienced firm to assist with the creation of a building feasibility study.

Recommendation #3:

- Recommendation 3a
 - The Saint Pius X Long Range Advancement Planning, Administrative Commission recommends that the Pastoral Council participate in the newly initiated Long Range Planning of Saint Pius X Elementary School.
- Recommendation 3b
 - The Saint Pius X Long Range Advancement Planning, Administrative Commission recommends that both the Saint Pius X Parish and Elementary School aggressively solicit and encourage Parishioner participation in the newly initiated Long Range Planning of Saint Pius X Elementary School.

Recommendation #4:

- The Saint Pius X Long Range Advancement Planning, Administrative Commission recommends that the Pastoral Council attempts to attain right of first refusal agreements for all homes within a ½ mile radius of the existing campus. Furthermore, the Pastoral Council should consider purchasing any property that is listed for sale within a ½ mile radius of the existing campus.

Option Breakdown

Option Group 1: Renovate current structure

- This option requires the existing Church building to be renovated without significant disruption to the other facilities on the Saint Pius Campus. The Administration Commission requested that an Architectural review of the existing Saint Pius X campus be completed; with an emphasis on renovating the existing Church structure and identifying areas where additional structures could be built. Mr. Wayne Corne of the Corne-Lemaire Group was contacted and delivered a plan which consisted of two options. On July 11, 2009, Mr. Corne walked a subset of the Administrative Commission through the details of the document followed by a quick Q & A session with the group. Each option is summarized below, with an emphasis on the Pro"s and Con"s.

- **Option 1a – Renovation Plan A**

- This option consists of expansion within the existing confines of the church. Additional seating is provided with a capacity of 712. Two areas of expansion are provided on the posterior of the existing structure. These areas of expansion would consist of various needs: bathrooms facilities, cry room, confessionals, etc. The sanctuary would not be impacted in this option.

- Pro

- In all likelihood, this option could be implemented in the quickest timeframe.
- This option would impact the Saint Pius X campus the least.
- This option would keep the Saint Pius X Elementary School and Church on the same campus.

- Con

- The areas designated as „possible future expansion“ are in awkward physical areas which could impact the flow of the campus.
- The plan does not allow for the required traditional ceremonial areas.
- While this option does increase the amount of seats to 712; it does not meet minimum capacity of 1000 seats as set forth by Most Reverend Bishop Michel Bishop of the Diocese of Lafayette.

- This option does not address parking issues and based on the increased capacity, the issue would worsen.
 - Keeping Saint Pius X Elementary School and Church on the same campus without acquiring additional property would limit potential for future expansion of the school.
 - Traditional church design would not be possible.
 - **Option 1b – Renovation Plan B**
 - This option increases the seating capacity to 826 by reducing the size of the existing sanctuary. Two areas of expansion are provided on the posterior of the existing structure. These areas of expansion would consist of various needs: bathrooms facilities, cry room, confessionals, etc.
- - Pro
 - In all likelihood, this option could be implemented quicker than all options except 1a.
 - Similar to Option 1a, this would have the least impact on the Saint Pius X campus.
 - This option would keep the Saint Pius X Elementary School and Church on the same campus.
 - Con
 - The areas designated as „possible future expansion“ are in awkward physical areas which could impact the flow of the campus.
 - The plan does not allow for traditional ceremonial areas which are required.
 - While this option does increase the amount of seats to 826, it does not meet the minimum capacity of 1000 seats.
 - This option does not address parking issues and based on the increased capacity, the issue would worsen.
 - Keeping Saint Pius X Elementary School and Church on the same campus without acquiring additional property would limit potential for future expansion of the school.
 - Traditional church design would not be possible.

Option 2: Acquire Property Near Existing Campus

- The Commission reviewed / discussed various scenarios for expanding the existing campus. The Commission believes the following are the most practical.
- Option 2a: Acquire Acadiana Bottling Property
 - This option would provide additional acreage by acquiring the existing Acadiana Bottling facility, located at 600 Kaliste Saloom Road. This property spans from Lippi Boulevard to Aberdeen Drive, crossing over

Cecile Road. Most of the property has existing structures; however, this facility is not at 100% capacity.

- The Commission discussed the possibility of acquiring part of the property, specifically, between Lippi Boulevard and Cecile Road. This should be considered when reviewing this recommendation.

- - Pro This option would provide Saint Pius X with property to expand and grow for years to come.
 - This option would provide Saint Pius X Elementary School with property to expand.
 - This option would open numerous options for construction areas on the campus.

- - Con This property is currently not for sale nor do we know if they (Acadiana Bottling) have interest in selling the property.
 - This option would require Acadiana Bottling to relocate and in the current economic conditions, it may not be the most opportune time.
 - Considering the fact that we would be purchasing existing land with numerous structures, the cost per sq.ft . would be very high.
 - The owner / CEO of Acadiana Bottling is not Catholic , and may not understand the needs nor the vision of Saint Pius X.

○ **Option 2b: Acquire Lippi Residence**

- This option would provide additional acreage for new construction by acquiring a single family home, located at 227 Lippi Boulevard. The existing homeowner has acquired almost 75 percent of the block, from Lippi Boulevard to Wentworth Boulevard and from Chalet Drive to Silverbell Parkway.

- - Pro This property would open numerous construction placement options.
 - This option would allow for the expansion to Saint Pius X Elementary School
 - While not an active Saint Pius X Parishioner, the homeowner is Roman Catholic.
 - With only one structure on the property, this would be less expensive (per square foot) than Option 2a.
 - This option would keep the Church and School on the same campus.

- - Con While the Administrative Commission does not have expertise in zoning rules and regulations, it is our understanding that this