

June 19, 2020

Dear Members of the St. Mary Magdalene Family,

This past Sunday I promised that I would provide the financial breakdown of the estimated costs for our new parish church. It is substantial at an “all-in cost” of \$9,508,618 (not including the preparatory work for the parking lot and culverting the creek)! These costs are based on WRL’s estimates based on the construction drawings that are only at 75% of completion. They also include the fit-out of the church with all the furnishings and fixtures that the church needs. Also included are the decorative elements and the design team fees.

When the contract documents reach 95% of completion, I, with a team of expert parishioners, will be doing a full review which will be our final opportunity to identify issues and make minor changes. This review is not expected to begin until July 15<sup>th</sup>. As these are only estimated costs, there is a potential that they may go up – we hope they may go the other way as a number of substantial cost saving measures were identified at the cost review meeting in May.

\*\*\*

## **St. Mary Magdalene - New Church Construction**

*Estimates as of June 19, 2020*

### **COSTS**

<b>Construction (WRL) - 75% Construction Documents</b>	<b>\$7,751,068</b>
<b>Design (Prevot)</b>	<b>\$563,000</b>
<b>Interior and Liturgical Furnishings</b>	<b>\$1,176,931</b>
Altar, Ambo, Tabernacle (Mazzonlini Artcraft)	\$75,000
Pews and Chairs (Ratigan-Schottler)	\$151,331
Stained Glass (Lynchburg Studios)	\$407,590
Murals and Ceiling (Ecclesiastical Art & Design)	\$450,000
Restoration of Crucifix, and Statue (FC Ziegler)	\$36,630
Other Furnishings	<i>Not costed</i>
Restoration of the Stations of the Cross (Helen Houp)	\$74,000
<b>TOTAL</b>	<b>\$9,508,619</b>

### **FUNDING**

<b>Cash</b>	<b>\$2,644,834</b>
Cash – Parish Mission and Assistance Program (Diocese)	\$326,137
Cash – Southside Bank	\$566,657
Cash - Other	\$1,752,040

<b>Payments</b>	<b>\$569,009</b>
Payments made – Design (Prevot)	\$483,250
Payments made – Stained Glass (Lynchburg)	\$45,000
Payments made – Murals and Ceiling (Ecclesiastical Art & Design)	\$40,759
<b>Loan (Est.) [Total Cost less Cash, less payments made]</b>	<b>\$6,294,776</b>
<b>TOTAL</b>	<b>\$9,508,619</b>

### **POTENTIAL FUNDING**

Outstanding <i>Home for All God's People</i> Capital Campaign Pledges	\$1,485,260
Outstanding parish contribution to <i>Priests for Tomorrow</i>	\$428,750
<b>Net Income from AHFALGP [less PFT contribution]</b>	<b>\$1,056,510</b>
<b>Underwriting for Murals and Stained Glass</b>	<b>\$857,590</b>

**TOTAL REMAINING DEBT** [Loan less Potential Funding] **\$4,380,676**

\*\*\*

I want to explain some of the terms in the table:

- **Construction:** this is how much the building will cost – it does not include the fitting out of the building as a church. The initial budget was set at \$6.3M several years ago. In 2017 the construction cost estimate had come in at \$8.6M – this was for a 600-seat church rather than the 425 seat church we are planning.
- **Design:** This is the fee amount for the architect, the structural engineer, the civil engineer, and the MEP (mechanical, electrical, plumbing) engineer.
- **Interior and Liturgical Furnishings:** These are the items that will make our building into a church. Some of the items are very self-explanatory and are intrinsic to a church; others are not and I will explain them later.
- **Funding:** This is how we intend to pay. We have \$2.6M in cash in three locations, including the Diocese of Tyler. Design team fees are up-to-date and down payments have been made on the windows and murals. We will need to take a loan or establish a line of credit of \$6.3M to make up the shortfall in our cash reserves.
- **Potential Funding:** These are the projected revenues from *A Home for All God's People* (AHFAGP) and underwriting for individual windows and murals. By underwriting I mean (and hope) that individuals will have the opportunity to underwrite the cost of these items in return for being the acknowledged donor. Subtracted from these figures are the outstanding parish contributions to the diocesan wide *Priests for Tomorrow* (PFT) Capital Campaign.

- Total Remaining Debt: \$4,380,676 will be the amount of the loan to be repaid at the end of the A Home for all God's People (December 31, 2023) with our goal is to have it all paid by 2032, 10 years after we dedicate. Note well: These figures do not include interest!!

I mentioned that some of the liturgical items are self-explanatory and intrinsic to the church and others are not. Examples of a self-explanatory and intrinsic items are the altar, the ambo, the tabernacle, pews, and such like. Neither so self-explanatory nor intrinsic are things like the stained glass, mural work, the restoration work of the crucifix and statues, the other furnishings, and the Stations of the Cross. Let me work through them in an orderly manner:

- **Stained Glass**: We have made a down-payment with Lynchburg Studios to design, fabricate, and install stained glass windows. There are a lot of windows, both low down and high up. The lower windows will tell the story of the Gospel from the Annunciation through to the Assumption. The upper windows will feature byzantine style angels. I have a full size sketch of one of these angels in my office. There will be 30 windows in all; 15 lower windows (only 13 will have Gospel scenes) and 28 higher windows. The lower windows will cost \$15,000 each and the upper windows will cost \$7,500 each.
  - The lower windows will depict the following in the Nave of the Church:
    - The Annunciation to Mary
    - The Nativity of the Lord
    - The Baptism of the Lord
    - The Wedding Feast at Cana
    - The Multiplication of Loaves and Fishes
    - The Last Supper
    - The Agony in the Garden
    - The Crucifixion of the Lord
    - The Resurrection of the Lord
    - The Descent of the Holy Spirit on the Apostles
    - The Assumption of Mary into Heaven
  - Three windows will be in the Narthex of the Church:
    - St. Mary Magdalene Encounters the Risen Christ
    - St. Mary Magdalene Greets the Apostles "I have seen the Lord!"
    - Rose Window
- **Mural Work**: We have made a down-payment to Ecclesiastical Art & Design to design, paint, and install murals for the interior of the church and are in three major parts: the Apse, the Apse Dome, and the Nave Ceiling. The company is a third-generation family business with its family roots in Ukraine. They style of the murals will be very much iconographic. The colors used will be traditional vibrant colors augmented with gold leaf. A monochromatic image of these elements in currently in the Narthex of the church.
  - The Apse encloses the Sanctuary and the Altar is the center of the Sanctuary. Behind the altar will be the large crucifix which is in Peaches Hall. At the Altar is

celebrated the mystery of our redemption – the Mass, instituted by Christ at the Last Supper and made real by His death on the Cross. The net result is that the Sacrifice of Christ has saved us. The Paradise from which we had been thrown out due to sin has been reopened to us. The Cross of Christ is the Tree of Life. The mural design will reflect that the sanctuary represents the Garden of Eden and the walls will depict stylized vines and biblical animals such as lambs and deer. Other suggestions are welcome at this point. The central tree behind the crucifix will represent the Tree of Life with 12 doves for the 12 Apostles. From the Tree of Life flow the 4 rivers of the Garden of Eden with 2 deer drinking from them. The Apse walls will cost \$150,000, consisting of the Tree of Life panel at \$50,000, and 4 auxiliary panels of \$35,000 each.

- The Apse Dome will depict a stylized night sky, with the creating Hand of God sending the Holy Spirit out over Creation that has been restored by the Sacrifice of the Son of God on the Cross. The Apse Dome will cost \$150,000.
- The Nave Ceiling is a coffered type of ceiling and each coffer will depict the head and shoulders of a saint in a medallion. The Saints are the Church Triumphant, and represent all the souls that have entered into the glory of Heaven. These Saints, our family members, accompany us on our journey to Paradise. That we can journey towards Paradise has been made possible through the Sacrifice of Christ on the Cross. Each medallion will be 7 feet in diameter. The first 2 panels are oblong and will depict the Archangels Gabriel and Michael and there will be room for 24 saints in rows of 4. Each saint will cost \$10,000.
  - Row 1: St. John the Baptist, Mary *Theotokos*, Christ *Pantokator*, St. Mary Magdalene
  - Row 2: Moses, Abraham, Melchizedek, Elijah
  - Row 3: St. James, St. Peter, St. Paul, St. Andrew
  - Row 4: St. Matthew, St. Mark, St. Luke, St. John
  - Row 5: St. Stephen, St. Agnes, St. Catherine, St. Lawrence
  - Row 6: St. Monica, St. Basil, St. John Chrysostom, St. Theresa of Avila
- Restoration of the Crucifix and Statues: Many of you know that we have a large and beautiful crucifix upstairs in Peaches Hall. Unfortunately, it is in poor shape and in dire need of restoration. Also needed will be a devotional statue of St. Mary Magdalene that will be in the left hand shrine, and balancing that will be the large statue of Our Lady in the narthex of the current church. This will need to be refinished to match the new statue.
  - The restoration of the crucifix is estimated at \$12,800.
  - The new statue of St. Mary Magdalene is estimated at \$17,620
  - The refinished statue of Our Lady is estimated at \$2,900
  - Custom candle sticks for the altar are estimated at \$3,310.
- Other furnishings have not been costed but will consist of:
  - Concelebrant's bench, curved to match the apse wall
  - Credence tables

- Servers stools or benches
- Deacons stools or chairs
- Presider's chair
- Restoration of the Stations of the Cross: These antique stations were bought from a church salvage auction house in the mid-West. They are oil on canvas and are in generally poor to medium condition. Two of them were signed by J.B. Kamp, a Dutch artist active in the first half of the 20<sup>th</sup> century. With further research we were able to discover that they had been commissioned for the Jesuit retreat house of Manressa in Venlo in the Netherlands. The house was built in 1908; it closed in the 1970's and was demolished in the year 2000. Venlo, being on the German border, has been through both world wars. There are some puncture holes that are quite possibly bullet holes, but it is joy to have been able to rescue these treasures that have such a history. In my office is a booklet describing the life and work of J.B. Kamp and I have been able to find an old photograph showing the Stations of the Cross in their original location. Their restoration will cost \$74,000 and 4 of them are undergoing the restoration process with Helen Houp at this time.

And that is where we are at the moment. As I have already mentioned, the construction cost estimate in 2017 was approximately \$8.6M. With the redesign and reduced seating, that cost has come down. It is still more than the \$6.3M that we had originally set the budget at several years ago. Currently we are in discussion with a number of financial institutions about project financing and we have received preliminary approval from one. The expected interest rate will be around 3.6% fixed for 5 years. The note will be for 25 years, but we hope to pay within 10.

All church property in the Diocese of Tyler are held in trust by the Bishop of Tyler and his successors in office, a corporation sole. This means that Bishop Strickland has to sign the financing note and the contract. As the figures are so significant, the Bishop is required by canon law to receive the consent of both the Diocesan Finance Council and the College of Consultors. I hope that the canonical requirements can be satisfied within the month.

I hope that you find the above information helpful. When we have the sketches for the windows and murals I hope to produce a brochure for prospective underwriters, but I hope that the word picture I have sketched out will suffice for the moment. Please continue to pray for a successful outcome to this project that has consumed so much time and energy! Pray for me – I am growing more white haired by the day!

May God bless you in every way, and St. Mary Magdalene never cease her intercession for us!

Very. Rev. James Rowland, Pastor