

Our PARISH – Our FUTURE

A CAPITAL CAMPAIGN FOR CAMPUS IMPROVEMENTS

St. Mary of Mount Carmel Catholic Church
Long Prairie, MN



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Welcome

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Agenda

1. Why 2 plans?
2. Options 1 and 2
3. Advantages and Disadvantages
4. Costs
5. Fundraising
6. Schedule
7. Hiring Architect and Contractor
8. Questions



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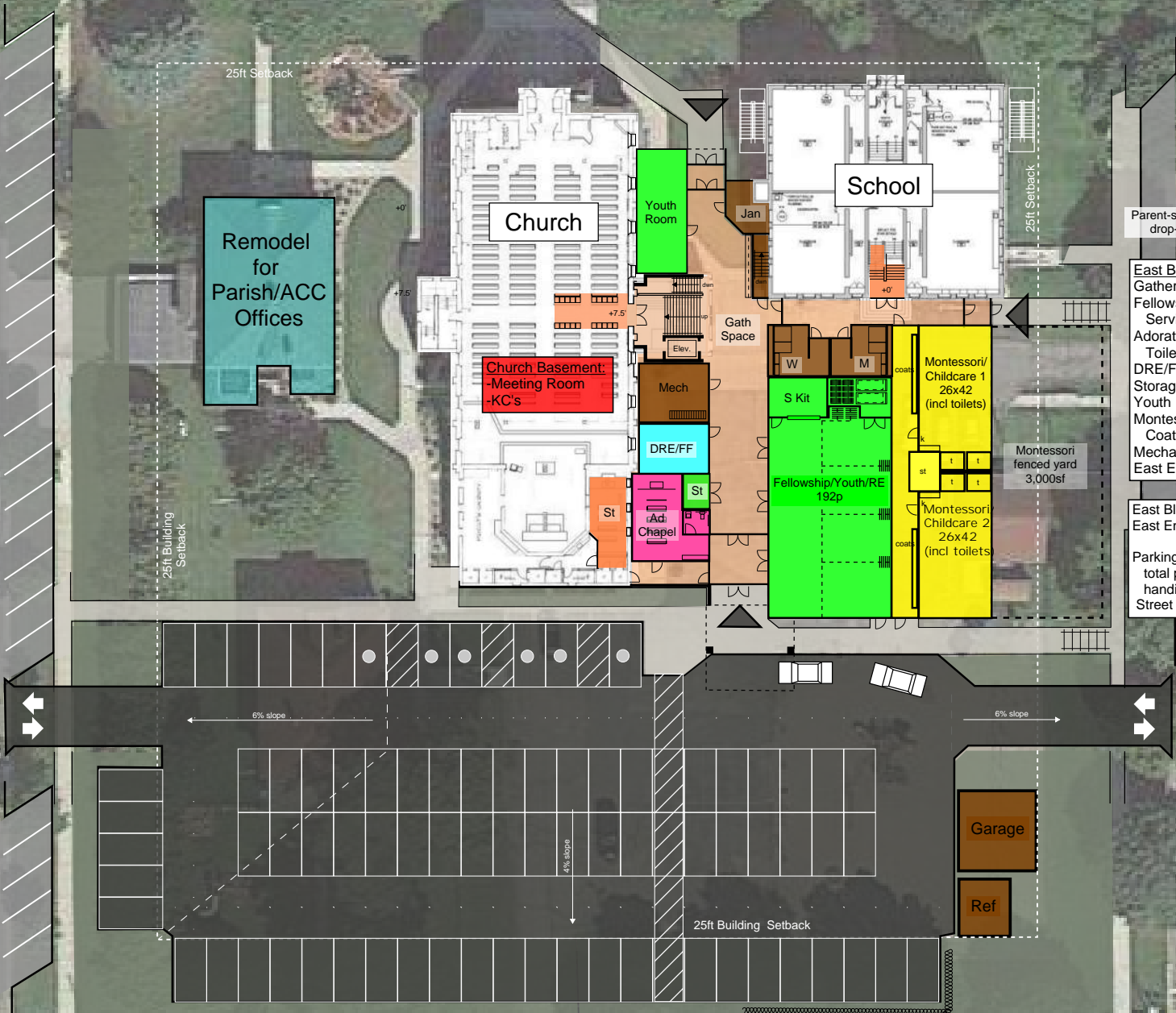
Why 2 plans?

- Spring 2024: The St. Cloud Diocese asks us to pause the project pending new priest assignments
- Summer 2025: Fr. Joe is appointed Pastor of the Five Star Area Catholic Community and Fr. Gabriel is appointed as Parochial Vicar
- Fall 2025: It is determined that the current Pastor and Parochial Vicar will reside at Grey Eagle

Central Avenue

4th Street South

Todd Street South



East Building Addition - Ph 1:

Gathering Space:	18x75'
Fellowship/Rel Ed:	38x62'
Serving Kitchen:	18x12'
Adoration Chapel:	15x26'
Toilet/Library:	8x16'
DRE/FF:	21x14'
Storage:	7x8'
Youth Room:	15x38'
Montessori (incl t/k):	26x42'
Coats:	8x90'
Mechanical:	21x18'
East Entry Remodel:	25x27'

East Bldg Add-Ph 1: 11,990sf +/-
East Entry Remodel: 675sf +/-

Parking lot: 31,500sf +/-
total parking (10x20): 78 stalls
handicap stalls: 6 stalls
Street parking: 23 stalls

Church Campus Improvements Option 1 - Phase 1

St. Mary of Mount Carmel, Long Prairie, MN



1st Avenue South















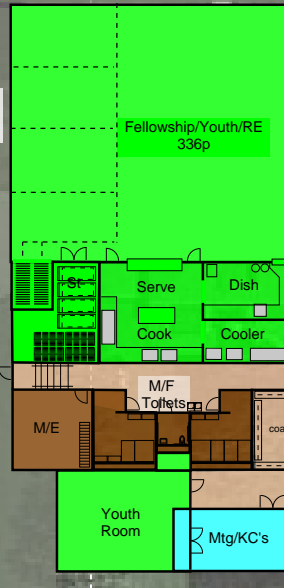


Central Avenue

4th Street South

Todd Street South

West Building - Ph 2:
 Gathering Space: 19x74'
 FH/Youth/Rel Ed: 70x65'
 Kitchen: 47x24'
 Storage: 20x24'
 Youth Room: 30x25'
 Meeting/KC's: 25x15'
 Mechanical: 19x20'
 West Entry Remodel: 12x24'



**FUTURE
PHASE 2**

Church

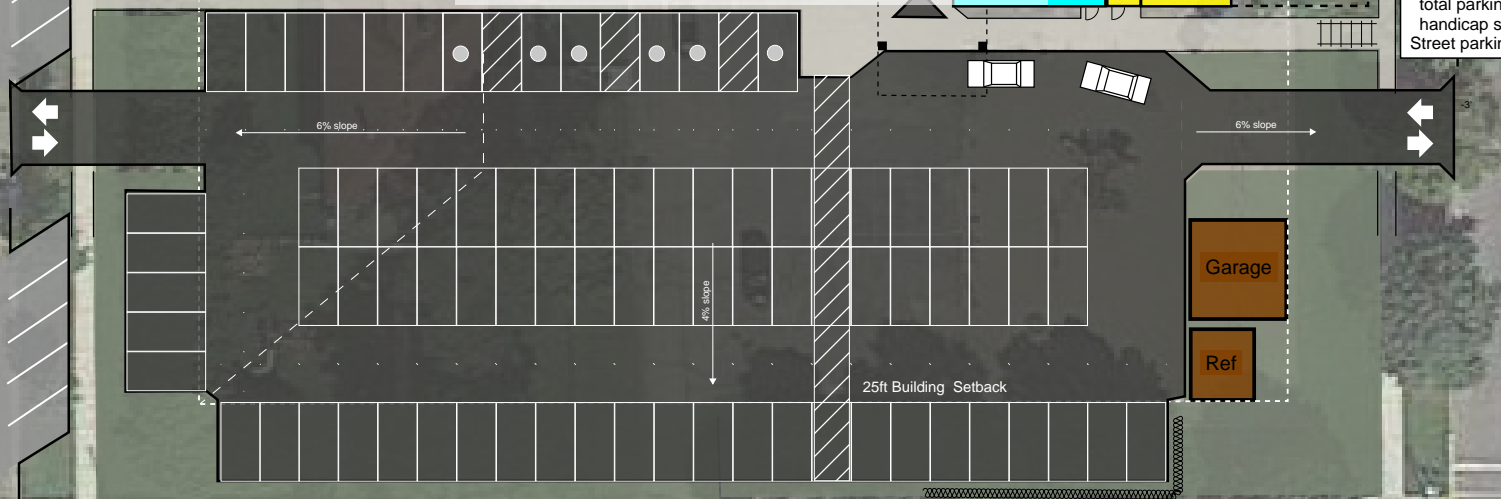
School

Parent-student drop-off

East Building Addition - Ph 1:
 Gathering Space: 18x75'
Office Remodel - Ph 2: 38x90'
 Adoration Chapel: 15x26'
 Toilet/Library: 8x16'
 DRE/FF: 21x14'
 Storage: 7x8'
Meeting Room - Ph 2: 15x38'
 Montessori (incl t/k): 26x42'
 Coats: 8x90'
 Mechanical: 21x18'
 East Entry Remodel: 25x27'

East Bldg Add-Ph 1: 11,990sf +/-
 East Entry Remodel: 675sf +/-
Office Remodel - Ph 2: 3,420sf +/-
West Bldg Add Ph 2: 12,950sf +/-
 West Entry Remodel: 288sf +/-

Parking lot: 31,500sf +/-
 total parking (10x20): 78 stalls
 handicap stalls: 6 stalls
Street parking: 23 stalls









Central Avenue

4th Street South

Todd Street South

West Building - Ph 1:
Gathering Space: 17x115'
FH/Religious Ed: 59x48'
Storage: 21x17'
Serving Kitchen: 21x17'
Adoration Chapel: 26x23'
Mechanical: 20x17'

Setback
variance
required

Remodel
for
Parish/ACC
Offices

Prayer
Garden

Church

School

Parent-student
drop-off

THIS OPTION
NOT
SELECTED

East Building Addition - Ph 1:
Montessori (incl t/k): 36x34'
Coats: 11x31'
Youth Room: 23x40'
Mechanical: 22x21'

East Bldg Add - Ph 1: 7,500sf +/-
West Bldg - Ph 1: 8,900sf +/-
Entry remodel: 288sf +/-

Parking lot: 30,250sf +/-
total parking (10x20): 72 stalls
handicap stalls: 6 stalls
Street parking: 23 stalls

Garage

Ref

25ft Building Setback

Church Campus Improvements Option 2 - Phase 1
St. Mary of Mount Carmel, Long Prairie, MN

0 10 25 50 100

1st Avenue South



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Advantages and Disadvantages of each Option

Option 1

Advantages

1. Phase 1: Creates welcoming entrance into church (and Phase 2)
2. Phase 1: Casket-sized elevator (and Phase 2)
3. Phase 1: Handicap accessible ground floor Adoration Chapel
4. Phase 1: Fellowship Hall with 4 Religious Education classrooms
5. Phase 1: Utilizes existing space (the church basement) for meeting room/KCs (move to main floor in Phase 2)
6. Phase 1: Public toilet rooms on the main floor and near the entrance to church (also Phase 2)
7. Retains existing stained-glass windows on the east and west side of church
8. Phase 1: Provides storage space for sanctuary seasonal displays (current Adoration Chapel)
9. Phase 1: Minimal cost for Parish/ACC offices with minor revisions to the current Parish Office building (former Rectory)
10. Phase 1: Construction in one area

11. Phase 2: Parish Offices near School office
12. Youth Room near parish functions (both phases)

Disadvantages

1. "Squeezes" construction into one area, so compromising sizes of most spaces.
2. Compromises space needs for Fellowship Hall.
3. Retaining wall needed for Montessori playground (potential Zoning variance required)
4. Limited "green" space around building addition
5. Potential conflict with one stained glass window near new elevator
6. Minimal new storage
7. Phase 2: Parish offices separate from parish spaces
8. Phase 2: Meeting room separate from parish spaces
9. Phase 2: Two elevators
10. Two Gathering Spaces (Phase 1 and Phase 2)

Option 2

Advantages

1. Separates school and parish functions
2. Montessori and the adjacent fenced playground have preferred layout
3. Larger entrance into west side of church
4. Phase 1: Does not remodel church east entrance
5. Phase 1: Casket-sized elevator at west entrance
6. Phase 1: Handicap accessible ground floor Adoration Chapel
7. Phase 1: Provides storage space for sanctuary seasonal displays (current Adoration Chapel)
8. Phase 1: Utilizes existing space (the church basement) for meeting room/KCs (move to main floor in Phase 2)
9. Phase 1: Public toilet rooms on the main floor and near the entrances to church – east and west sides
10. Retains existing stained-glass windows on the east and west side of church
11. Allows for future school expansion
12. Phase 1: Retains current Parish Offices (former Rectory)
13. Fellowship Hall: Serving kitchen in Phase 1, full kitchen in Phase 2
14. Phase 2: Adjacent Parish/ACC offices and parish functions

Disadvantages

1. Phase 1: Construction in two separate areas, increased cost
2. Phase 1: Tight construction area between church and rectory, potentially increased cost
3. Phase 1: Appearance of west building addition until Phase 2 is built
4. Phase 2: Parish Office and School offices are separate
5. Two elevators
6. Youth Room separate from Parish functions

THIS OPTION
NOT
SELECTED

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Preliminary Estimated Costs

Church Campus Improvements

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Preliminary Budget Estimate:

Option 1, Phase 1

Building Addition and Remodeling	\$4,725,000
Building Demo, Parking Lot, and Sitework	\$505,000
Contingency (design and construction)	\$505,000
Professional Fees (incl. survey, geotechnical)	\$425,000
Other Costs (FFE, equipment, abatement)	\$55,000
Cost Escalation (2025 to 2026)	\$310,000
Total Estimated Construction Cost:	\$6,525,000

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Fundraising

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	<u>Amount</u>	<u>Received</u>
Commitments by Parishioners	\$950,000	\$589,200
Casual Donations	\$89,325	\$89,325
Contribution by Alumnus	\$2,000,000	\$2,000,000
Contribution by Friend	\$1,000,000	\$1,000,000
Challenge Contribution by Friend	\$1,000,000	
Challenge amount needed	\$1,025,000	
Additional amount needed	\$460,675	
Investment Interest		\$2,750
Total – Capital Campaign Goal	\$6,525,000	\$2,681,275
Funds remaining to be raised		
Commitments by Parishioners		\$360,800
Additional funds		\$3,457,925
Total remaining to be raised		\$2,706,725

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Fundraising

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Fundraising help?

1. Make a commitment, if you haven't already
2. If you've made a commitment (*thank you!*), you can increase your commitment
3. Volunteer to be on the Fundraising Committee
 - a. Raise additional funds/commitments by July 16, 2025 (The Feast of Our Lady of Mount Carmel)
4. Offer In-kind donation

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Project Schedule:

Select Architect/General Contractor:	April/May 2025
Schematic Design Complete:	July 2025
Design Development Complete:	September 2025
Construction Documents Complete:	February 2026
Bidding Complete/Contract Award:	March 2026
Start of Construction:	June 2026
Substantial Completion:	February 2027 (TBD)
Final Completion:	March 2027 (TBD)

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Hiring Architect

Hiring Contractor

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Questions?

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Thank you for attending tonight's Wine and Cheese Social and providing your feedback on this project!

Building Committee Members:

Fr. Joe Herzing	(320) 267-9817
Bob Clasemann, chair	(320) 760-3176
Tom Sellnow, trustee	(320) 815-5420
Tom Peck, trustee	(320) 249-2367
Kim Buntjer	(320) 630-9572
Ann Edwards	(218) 371-0936
Al Lemke	(320) 290-2255
Jeff Sauer	(320) 732-2597
Doug Schmidt	(320) 760-5424
Matt Zinter	(320) 429-1453

Please feel free to contact a Building Committee Member with any comments you have.