

St. Teresa Master Plan
Comments, Ideas & Information
As of December 10, 2014

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Plan for the Long Term

St. Teresa's is in the process of developing a master plan for the future. It should envision what is needed in the longer term, even if it can't be financed fully in the near term. Provide an exciting and attainable vision for the future. Every step in the near term should be done with the long-term plan in mind.

Overall Comments & Ideas:

- St. Teresa's should have a missionary zeal. We should be the little church which is a leader in evangelizing. We should reach out to the city and neighborhood, knocking on doors and involving neighbors. We should be a welcoming church. What if we were so successful that we had 30 to 40 people a year in RCIA and grew in size.
- While evangelization is a strategic program it also has capital improvement implications in terms of the parish hall, having meeting space and size of the church
- It is a good idea to develop a master plan at this time.
- Mitler is doing an educational study for diocese; CCS is doing a fundraising study. This fall there might be a major fundraising campaign for the diocese.
- Funding Source: Do the houses along Randolph use the St. Teresa's parking lot as parking? If so, can they pay a fee?
- Do the other parishes with sisters in residence at St. Teresa's convent contribute to St. Teresa's?
- As people age, they appreciate not having steps
- Will the diocese ever restructure the parish boundaries in Lincoln?
- More gifted programs for students at the school
- We have a lot of "ifs"
- "Let your hopes be big and bold and limitless for it demeans the infinite God when the child of His love asks with hesitancy." -- Father Adam Ryan
- The Little Way: take small steps but have a big goal.
- Keep it simple, don't lose who we are. Make renovations about God and keep it grounded
- Great to have a plan, otherwise everyone always thinks 'it will never happen'
- Goal should be to sell people on the parish and make them want to stay
- St. Teresa will be a Sacred Heart or St. Patrick's in a few years
- Finance issues: where is the money for these renovations coming from?
- Not Christian to underpay our teachers
- How does the parish plan to support this?
- We want to get vision and dream
- Having extra room for the parish outweighs any money generated by the rent of the two houses
- Should purchase house on the north side of the school
- Be frugal, pay in cash when possible.
- Install a pro-life statue or memorial somewhere on the grounds.
- Really appreciate St. Teresa's openness to home schooling parents and kids. It's very appreciated and not found necessarily in every parish.
- Feel like if we have a plan the parish will get excited and will be generous

__ Could we post this list online?

What do you like about St. Teresa's Parish?

- Looks like a church
- Established neighborhood
- Tradition of the Church
- Community, tight knit, friendly
- Spiritual life
- Moved to Lincoln because of the diocese
- Traditional, spiritual atmosphere
- Traditional church building, beautiful sanctuary
- One of the best parishes associated with
- Small town church in a big city
- Feels like home
- Like the neighborhood
- Want to live here forever
- Catholic sensibility
- Affordability, especially the school
- Closest thing to a small town
- Community, you fit in
- Solid theology
- Awesome priests
- Feels like parish
- Know faces, everyone friendly
- Community of the church
- We just seemed to fit
- Great community—everyone wants to be here
- So many great things that it's hard to narrow it down
- Jesus, Monsignor, the neighborhood and the school
- Ability to walk here
- Community—think Monsignor creates it
- Close to family and friends, easy to walk here
- So many options of things one can get involved in and do
- Everyone has taken us in and made up part of family
- Great parish school
- Size is nice—not so big that you feel like you can know most people

CHURCH BUILDING

Background:

- Church built was built 1951 and has approximately 9,000 sq. ft. on the main floor.
- Fritz Craig was the architect for the new church that was 146 feet by 79 feet with a copper tower 45 feet in height.
- Kaczmarek in the basement has approximately 5,150 sq. ft.
- Approximately 15 years ago about \$14,000 was spent to add commercial dishwasher to kitchen, upgrade electrical service and replace the floor
- Lights in church converted to CFL and outside lights are LED for energy efficiency

- 1992 Major church renovation and painting done at cost of \$178,500
- 2008 Heating and air conditioning for church done at cost of \$68,000
- 2008 Sound system in church improved at cost of \$29,000
- 2011 Church kneelers at cost of \$7,500
- 2011 Church roof done at cost of \$103,000

Comments & Ideas:

Basement

- Parish hall has no natural light and is not easily accessible to the elderly or persons with physical handicaps.
- How to best minister to everyone when the basement isn't accessible to all
- Elevator is small and out of date and opens into a large closet in the basement
- Elevator: needs a light, takes such a long time to go down, can't find the door handle, drops off into a dark room
- Three staircases leading to the basement are very steep.
- Walls leak during rains flooding the southeast corner.
- Bathrooms are small, old and not suitable for large events.
- Bathroom lights need motion control to turn off when empty as they often get left on for hours.
- No space to expand bathrooms in basement.
- Basement is cold in winter.
- Kitchen needs a new refrigerator
- Kitchen flooring has indentations and difficult to stand on for long periods because it is a very hard surface
- Ceiling over the refrigerator has some water damage?
- Prefer a whole new kitchen
- Improve acoustics
- Cannot hear when talking in KH
- Too noisy in KH
- Separation of acoustics between KH and Church
- Holding meetings in the basement are ok
- Nearly everything about parish hall in basement needs to be modernized (kitchen, bathrooms, elevator, stairs and acoustics)
- Basement is very limiting for meetings of large groups of older persons
- Entering KH is not inviting; narrows doors, down steep stairs
- Update walls
- Need storage for each organization.

Basement Stage

- Used extensively by S. T. A. G. E.
- Basement stage is small and curtains are very old
- Tall room behind stage is full of theater storage
- Part of stage is taken up by storage as well
- Basement doesn't have enough seating space for school to use stage for programs

- STAGE appreciates patience of other groups that work with them to share space. Really needs full basement for three weeks in a row in order to practice and perform shows -- which is a challenge with all the other use of the parish hall.
- STAGE could use place to store costumes in basement. If Boy Scouts ever moved to another space in campus that space would work for STAGE.
- STAGE uses both sides of basement for shows and uses the kitchen as makeup dressing rooms as well as bathrooms
- Basement acoustics are hard for theater use
- Church has been great supporter of STAGE in helping clean up, work around use of the basement and 'put up' with intensive use of space for weeks

If New Parish Hall

- Need good parish hall on main level
- Current parish hall occupies about 5,500 sq. ft. including the kitchen, storage and bathrooms. The main hall space is approximately 42 feet wide by 108 feet long. The kitchen is about 13 feet deep by 28 feet long.
- Find a good ground level space for roomy and bright social hall with no steps and accessible to all. Needs to be well-equipped, good acoustics, plenty of outlets, good sound system, podium for speakers, and automatic screen for visual presentations. Needs a well equipped kitchen and well planned bathrooms with hot and cold water. Restaurant grade carpeting for the floor. (It doesn't hurt to think big does it?)
- Parish hall on ground level would be good for parish bazaar and church functions
- Better space for wedding receptions after service in church
- Close in courtyard to use as parish hall/ narthex?
(Reply: courtyard is about 36 by 71 feet or 2,600 sq. ft. Kaczmarek Hall is about 5,500 sq. ft.)
- If enclosing the courtyard, it would be too small
- If new parish hall were in courtyard wouldn't that be noisy inside church? Wouldn't that make church even darker?
- Courtyard can get hot in summer, cold and not used in winter
- If enclose courtyard, build elevator that could serve basement of church and rectory
- Need more attractive and enclosed hall between rectory and church
- Connect Church and Rectory together
- Could garden area south of Rectory be used for parish hall?
(Reply: garden is about 60 by 75 feet or 4,500 sq. ft. outside of setbacks)
(Rectory is about 40 by 60 or 2,400 sq. ft. but with only 9 foot tall ceilings and two stairways it would be challenging to convert to a parish hall)
- If connect rectory to church how do kids get to parking lot after school?
- Ground level social hall should be bright with windows, coat rack, and many electrical outlets

Narthex

- Elevator takes up valuable space in the narthex.
- Elevator is small and many don't like to use it to go downstairs anyways.
- Remove cry room and confessionary to make more room in narthex
- Enlarge narthex significantly so more gathering space after mass

- If connected church to rectory, could also build new and larger bathrooms and remove the very small bathroom next to cry room, which would give more space to rectory.
- Enlarging narthex toward street would require setback reduction approval by City
- Soundproof cry room
- Remove cross “bars” from glass which obstruct view of people sitting in the cry room.
- Terrible to have bathroom in cry room, constantly disturbs people in cry room
- Cry room can become quite smelly during mass
- Move the cry room and make it bigger
- A large mirror isn’t something appropriate for a cry room (though they know it is needed when it is a bride’s room)
- Should not build narthex into the church
- Narthex doesn’t present a welcoming appearance to the sanctuary. It is cluttered with cardboard and plastic boxes, papers and is poorly lit.
- Need more restrooms for special occasions at church. First communion showed the problems of 37 kids trying to get ready for the service plus all their families and siblings all needing to use the 3 small bathrooms at once.
- Extend out to Nave
- Take out walls in the narthex
- Better bathroom, sink does not have hot water
- Convert closet into second bathroom
- Need more than one bathroom
- Bathroom traffic problems during Mass
- No lighting in narthex at night
- Difficult to see and hear in the cry room
- Cry room bathroom needs hot water

Nave

- Add padding to pews. Possibly just the first few rows near the front. Could be a Christmas list item.
- Plaster cracking at windows near the choir loft
- Plaster has moisture issues in some places
- Difficult to clean lanterns, if they are ever worked on, add a hoist system to lower and clean them
- Microphone system in the choir loft
- Remove card table in the choir loft
- Add bookshelf in choir loft
- There is no brass left on the holy water fonts
- Elderly people sit in the south transept
- The door on that side makes it cold. Is there a way to eliminate draft when door is opened, such as adding a small vestibule with a second door? It would give some protection from the elements. Pull existing exterior wall east.
- Add short kneelers, approximately 8” long
- Handicap seats in the Church
- Some windows on the north side do not shut all of the way
- Likes the hard surface that Sacred Heart and Blessed Sacrament have under their pews, then carpet the aisles

- Tile floor could be dangerous
- Windows need attention, especially the paint and plaster
- Add ceiling fans
- Missing the magnificence
- So much potential
- Love the simplicity
- We shouldn't be materialistic, keep everything simple
- Don't really want anything to be changed
- Want the church to draw people in—especially
- Confusion about the extra tabernacle and the extra confessional—especially for visitors and people coming back
- Need to change confessional. You can hear everyone in the confessionals and it discourages people from using it.

Sanctuary

- Carpet installed in 1992 needs to be replaced
- Installing new carpet might cost \$20,000 or more or installing new tile might cost \$60,000 or more but would last much longer
- Carpet under pews is very difficult to clean
- Original tile under carpet on altar is beautiful and would be good to reveal
- What is under carpet under the pews and in nave?
- Is carpet practical? Tile lasts longer and would be easier to clean. But tile would become slick in the winter
- Is carpet quieter? Muffles sounds of shoes and people dropping things?
- Sacred Heart, Lincoln has different flooring under their pews and carpet in the aisles. North American Martyrs is a good example too, with linoleum under the pews.
- It would not be difficult to replace carpet if only a portion of the church was carpeted
- Painting done in 1992 looks dated
- You can see from side pews into the back room where priest is getting ready
- Removing pews to replace carpet provides opportunity to make other changes
- More seating in sanctuary? 10:00 mass gets very full
- If church is successful in attracting new and more members will there be enough seating
- Add communion rail back. The marble for it is in the convent garage. St. Peter's has a communion rail and it works nicely.
- Lights hard to clean. You can see how dirty they are on top from choir loft.
- Do not remove the Holy family statues
- Add communion rails back, like St. Peter's has done. We already have them, just need to be moved to the center
- Parish is centered on the Blessed Sacrament
- The black marble makes one think of a cemetery/mausoleum
- Lighting is very dark
- Repaint, don't like the current color
- Enhance the beauty
- Color suggestion: dark blue
- Add adoration chapel like NAM or St. Joe's
- Cold in the church when praying

- Why is holy hour location on the side?
- Give the left sacristy over to be a chapel
- It is standing room only on Holy Days. Will we have to expand?
- St. Teresa's asset is that it is smaller, we are able to obtain community feel due to its small size
- Church hard to hear due to echo
- Church is drafty
- White ceiling makes the whole church lighter
- Add Murals, stenciling, multiple colors
- Steps out the front door are dangerous, make them safer and a more usable porch
- Elevator – very narrow, only one service guy who comes from Omaha, it takes up a lot of the narthex
- Southwest stairs in KH are an ideal location for an elevator location
- Add a push button electric door openers on the South Entry of the Church where it opens into the front South Nave of the Church.
- Add a wheel chair ramp to the breezeway between the church and rectory otherwise there is no way for a wheelchair or person with very poor walking capabilities to get to the front door of the rectory. There is a step down out of the church which prevents a wheelchair from using the breezeway between the church and rectory.
- Where the sidewalk runs from the North front entry of the Church and meets Laura Avenue, cut out the curb so it slopes down from the sidewalk to the street.
- Add handicap parking stalls in the parking lot south of the church.

Choir Loft

- Choir loft is not handicap accessible. Hard for older choir members to go up and down stairs and so choirs lose members due to access.
- Pews in choir loft make it difficult for choir members to arrange themselves and take communion.
- Very important to choir that organ be moved to the side. This will free up space for the choir. Also need organ angled so that organist can see choir director and the main aisle. It is difficult for organist to play for weddings and special events when they can't see the main aisle.
- Organ is fine; it is just the location that is a problem. Two rooms on either side of choir hold all the organ pipes. They are not particularly decorative, so opening the rooms to display pipes not worthwhile. However, could the pipe rooms be revised so that some space
- For weddings difficult to find space for all instruments when there is a string quartet
- Would enhance musical options if there was an upright piano in the choir loft
- Pews in choir loft make it difficult to arrange choir, but pews needed to fit all the kids for youth choirs
- If replaced pews with chairs, concern about noise from metal folding chairs
- Hard surface in choir loft would help with acoustics
- Solid railing blocks sound out of choir loft.
- Kneelers for choir won't stay up.
- Need to replace card table for organist with shelves for large organ notebooks.

- New song books for entire parish. The newest St. Michael's edition removed a lot of great music selections
- Poor lighting for choir members nearest the organ
- Could choir loft be extended over the congregation to give it more space?
- Could choir loft be extended up over the entry hall to provide more space?
- Could the last few steps into the choir loft be redone so large instruments can be carried into the loft? Currently large instruments don't fit so they have to be lifted over the railing.
- Entire carpet in choir loft needs to be replaced, it is much more worn than the sanctuary carpet. Carpet could be replaced after organ is relocated.

Sacristy

- Better lighting
- Replace shelving, especially where the flowers are stored
- Better organization of storage; amount of storage is adequate for the altar society
- Sliding doors of closet in Boys Sacristy could be repaired or replaced

Church Overall

- Better elevator to the basement parish hall
- Don't use tape on the walls to hang fliers because it ruins the paint
- Place tack boards
- Assisted hearing pieces, see N.A.M. church
- Flooring: tile preferred over carpet
- Keep the large print missals
- Widen stairwell to choir loft as it is difficult to get instruments up and down
- Project music on the walls. Technology is changing and we might not have books anymore
- Save the integrity of the building, but maybe let some more light in
- Very dark at night if the lights are not on
- Add a couple of security cameras in the church and sacristy.

SCHOOL

Background:

- School started in 1927 and first opened in 1930.
- In 1956 12-classroom addition to the school plus a kindergarten room, faculty room, library, and a gymnasium done at cost of \$250,000 (\$2.1 million in 2014 dollars.)
- School enrollment in 2013 was 295 students in preschool, kindergarten and grades 1 through 8.
- 6,905 square feet in the school basement; 39,066 sq. ft. in 3 floors and 13,022 sq. ft. in 3 floors for the south portion. Total of approximately 59,000 sq. ft. according to 2009 Appraisal (*need to verify sq. ft.*)
- Southern portion is shown as 68 feet wide by 84 feet in length, not including the 15 by 27 foot stair tower on the south end. So that would be 5,712 sq. ft. per floor or 22,848 sq. ft. for four levels including the gym level. The 2009 reconstruction value was \$5.8 million. Including contents the value was \$7.2 million.
- Thrift store uses four classrooms on second floor of original school. Occupies about 3,600 sq. ft.

- Asbestos in school has been encapsulated
- Grant funds were obtained in past ___ years to replace windows in school
- Energy efficiency analysis was done a few years ago for grant.
- 2003 school bus purchased at cost of \$49,000.
- 2013 school security system done at cost of \$25,000
- 2013 school security doors done at cost of \$23,000
- St. Teresa's student second overall in test scores with Lincoln Catholic schools in 2013

Comments & Ideas:

-Best Things about School:

- The Teachers!
- Sacrament preparation
- Specials
- Steps are healthy for students
- Go to mass everyday
- Simplicity
- Smaller classes
- Keep Msgr. Nemecl!
- Pius staff know that St. Teresa's kids are great all around kids

Overall Comments on School Building

- Air conditioning for the school should be a high priority
- Once air conditioning in school, look at other programs and uses of school during the summer
- Need new entry and first floor office
- Should look toward ultimately acquiring all properties on east side of 36th Street from J Street to Randolph Street
- Acquiring property should be a priority. Perhaps get an option on the next two houses? Approach owners now rather than hoping they contact us in the future.
- Need to have all day kindergarten in school. Will need additional classroom space for kindergarten
- 36th Street could be used as extra parking on weekends/evenings and playground during the day
- School might be too small in coming years with parish demographics changing to have so many young families
- Add onto east side of school
- Add onto west side / the front of the school
- Improve bathrooms
- Teachers' restroom
- More storage
- Bigger preschool room
- Secretary Office: not in a hallway or closet, would like to have a window
- More electrical outlets, currently only two electrical outlets per room
- Add screens to windows, dust and leaves enter rooms
- Windows do not let in the breeze because they are too small and can only partially open

- AC: We can make due without if some cooler areas were available. For example if an addition is planned, give that AC
- Bldg. is early very cold or very hot
- Is there a way to have better temperature controls overall?
- There are not thermostats in the rooms
- Electrical wiring is dangerous as extension cords are running all over
- Technology upgrade
- AC: Could it be used for other functions?
- Gym class makes the children hotter on a hot day
- Gym sometimes keeps windows open in winter
- Fans are too loud when trying to keep the rooms cool
- Exhaust fan for the building is too loud
- Can hear music room while in Mrs. Rez's room
- Recess noise travels into the building
- Room 300 and band room do not have an intercom
- Camera by office
- Lack of storage within classrooms
- Have standard cupboards and countertops
- Refinish woodwork in the building
- Linoleum is embarrassing to visitors
- Stainless steel handrails instead of wood
- Door locks on inside vs. outside of door – which is better?
- Door kickstands do not work and scrapes the floor
- Doors have broken pieces
- Doors in old school are nearly all glass
- Old school: color is very gray
- Old school classrooms are working very well
- Art Room: Bigger sink, tables are too big, shelving needed, drying racks, shelves in closet fall down at times
- AC: teachers are in the school prior to the children, we are in the heat longer than the children. It is hard to establish routine at the beginning of the year when the heat disrupts the order of the day
- AC: particularly teachers need AC in August when they are setting up for school
- Drinking fountains: water is yellow; kids do not want to drink from them
- Sinks are needed in every classroom
- More drinking fountains
- Accessible school needed
- Bigger library, move copy center to give that space back to the library
- Dedicated entrance, would improve security
- Conference room as part of new office / main entrance
- If building extended to the west some classrooms may not have windows, don't cover up windows, classrooms need windows
- Geothermal: would pay for itself in 10 years, therefore AC is not too expensive
- Science Room: then would not have to convert classroom daily, materials that can withstand experiments
- Computer: Good

- Need property
- Crossing from school to church at Laura Ave. and S. 36th is terrible. Water never drains and kids get muddy and wet going back and forth to mass.
- Could pedestrian crossing be installed which raises street to sidewalk level so that it is safer and drier to cross the street?
- Could you pinch down the roadway entering S. 36th Street from Randolph so that the crossing on north side is safer and cars go more slowly?
- Best classrooms are in the old building since they have taller ceilings and taller windows for better ventilation. Newer rooms trap the hot air closer to students and have less ventilation.
- If thrift store moved, would free up four classrooms for:
 - Dedicated science room
 - Separate room for para educator workspace and copiers
 - Pre school bigger room
 - Allow for all day kindergarten for 30+ kids
 - More library space
 - Catechesis Atrium (Montessori based idea that is found in Palmyra and other Catholic schools. It is “a highly acclaimed approach to the religious formation of children, rooted in the Bible, the liturgy of the Church, and the educational principles of Maria Montessori. Children gather in an “atrium,” a room specially prepared for them, which contains simple yet beautiful materials that they use to ponder the story of Christ and the life of the Church. Elements of the Mass, a topographical map of the Land of Israel and a timeline for the History of the Kingdom of God are just a few of the experiences the children encounter in atriums that serves children aged 3 to 12. “
- Top floor use to faculty room. The faculty needs to have their own bathroom.
- It would be great if more Catholic kids attended Catholic school, but that would mean an impact on space. Usually there are about 7 to 8 kids in CCD for each grade. For 2nd grade right now there are 13 kids.
- School retreat days held in Kaczmarek Hall are very noisy due to poor acoustics. Makes it hard to have quiet contemplative retreat.
- Think of the minds and careers that could be launched with a much better science room.
- Empty school out for 12 months and do complete rehabilitation and renewal
- LPS does similar renovations and move to fix older schools. They often lower ceiling height in hallways as place for new ductwork and wiring.
- If renovation, then would need to find a place for school children for one year
- John Sinclair & Kevin Clark did study of school 6 or 7 years ago
- Lack of elevator is accessibility issue. Students on crutches have very difficult time. One student tried crawling up the stairs when he had crutches
- Need all day kindergarten
- Would not put kids in kindergarten if all day
- How about option of half day or all day?
- Need competitive pay scale for teachers; not just with other Catholic schools but also with public schools
- Add health insurance for teachers
- Teacher parking an issue for neighbors and staff
- Need more than an “infirmity chair and bucket”

- Current fundraiser is for science lab
- Switch school and parking lot locations, although probably too expensive, only if school is to be torn down
- If school torn down, would it have to be built to the new code?
- The school needs to be more efficiently planned
- Currently no proper entrance, which is a safety issue
- The school is not beautiful not ugly
- The front blacktop is unattractive, can we add grass?
- Need to add daycare
- Old classrooms are very big
- The front of the school is a great common area for the neighbors to gather
- Can gym and cafeteria be the same room?
- Abandon 36th Street, make it a pedestrian way
- In school add white plastic “snow” fencing on the walls for hanging student artwork. It is done at St. Joseph’s School and it looks nice and neat and is very functional. It is a great way to hang student art without tape and pictures falling down all the time.
- Provide for scheduled cleaning in school office and library. These areas are used daily and don’t seem to be on any schedule for cleaning. Twice a week vacuuming would be great. The main entry and steps should be cleaned on a daily basis.
- Need a sufficient budget for cleaning our facility – all floors and stairwells wet mopped nightly, carpets vacuumed nightly, bathroom toilets, sinks and water fountains cleaned nightly.
- A cleaner facility starting soon. The steps, halls and office area look horrible. Bathrooms can vary widely on their cleanliness.
- Larger more efficient principal, secretary, office assistant and copy areas. With this includes a nurse’s station with cot for students.
- Need a nurse’s station for some privacy for students not feeling well. (Cleaning of that area to prevent spreading illness.)
- Larger office for the Administrative Assistants to be in the office with the Secretary rather than in a hallway.
- An office with more privacy for the principal. Her meetings are often interrupted since the medications, files, scrip box and intercom are in her office.
- Reposition and lower staff mailboxes in the school.
- At this time the copies in the office area are in the best possible location. The copiers and paper need to be in an air-conditioned area, per our copier operating manual and technicians. Assistant is more efficient because she can assist Mrs. Payne with her larger classes.
- For the future need more accessible office with sufficient space. Bathrooms in the office, to help with ill children and wound cleanup. Need a space to put ill children that is not in the regular office traffic.
- Need more storage throughout the whole school.
- Sound barriers would be wonderful.
- Need separate class room for “specials” (such as art, science?) so that you can leave it set up and don’t have to tear it down each time to go back to home room.

Gym / Playground

- Gym Ceiling has acoustic/sound issues and is visually unattractive, whatever material on the ceiling also falls off when hit with balls
 - Need air conditioning so the gym could be used more often.
 - Gym has leaking from the outside
 - Gym is hot, perhaps add ceiling fans
 - Ceiling had foam over it to cover asbestos ceiling. It was originally white but has turned yellow over time. There are places where balls have struck the ceiling and knocked some material off. There is uncertainty if the asbestos was removed in the gym previously or not. Monsignor Pleskac's memory is the asbestos was removed from all classrooms and corridors. However, there were not enough funds available to remove the asbestos in the Gym. So the decision was made to encapsulate rather than remove.
 - Suspended ceiling to hide the yellow foam? (May actually make the noise worse for school above.)
 - Add recessed lighting
 - Replace four ceiling heaters with modern heating.
 - Remove or reroute the various pipes and wires along the ceiling and walls.
 - Remove the existing basketball hoops and replace with ceiling suspended hoops that can be lowered and raised.
 - Replace with wood floor or what Blessed Sacrament recently upgraded to.
 - Repaint the upper half of the walls and add more designs or murals. Same with repainting the entryway to the gym and stairwells (front and back of building)
 - Wheelchair accessibility from the ground levels to the gym.
 - Update both locker rooms and repaint. The north locker room has become a storage room with only a narrow path in and out.
- Add a cold-water fountain inside the gym (maybe in the area of the non-existent fire hose closet near the north door.)
- Door swipe entry key to both entrances of the gym to eliminate the need for a standard key.
 - Hanging curtain to allow gym to be divided into two halves for various in and out of school events. Would add privacy between the two groups; keep balls on own side and aid in sharing the facility when needed.
 - Rewire existing projector system so that the outlets for the computer and audio hookups are not trapped behind the bleachers. Currently the bleachers must be extended outward to gain access to the main box.
 - Gym floor is difficult to maintain, kids track in gravel from outdoors, and slippery / kids slide on the floor
 - Locker rooms are used primarily for storage
 - Bathrooms in the basement need improvement
 - Stage in gym?
 - Somewhere for performing arts?
 - Playground: Bigger, away from the street, grass is hard to maintain, back area of school is not used, some portions are not level
 - Would love to see some grass in the playground.
 - Need better surface under playground

- Plant some trees by sidewalk of school; school is surrounded by pavement from building to curb.
- Field turf for some of playground space (would last longer than natural grass which may not last long with constant use)
- Not enough room for everyone together at one school assembly with parents. When there is a musical not everyone fits in the gym
- When outsiders come to school for programs it is not very welcoming
- Location for musicals – difficult to find basement when outsiders come to the parish
- Need to move dumpster which is in the public right-of-way
- Need more play space for school
- Need more green play space for school, not all hard surfacing
- 710 S. 36th is best for expansion of playground
- Playground. But current playground was enough when there were 700 students in the school
- Add speed bumps to 36th Street
- Add fence in front of school
- Add grass in front of school
- Grass in front would get trampled
- Rubber mats in playground
- Rubber mats wear and are costly to replace, there is one in the back of the school

Cafeteria

- Freezers are old
- Paint is falling off the walls
- Modernize entire kitchen and cafeteria
- Desk for business related to running of cafeteria
- Good space-wise
- Finish walls so that there is no loose paint
- 2 commercial freezers
- Remove freezer from “office”
- Lower ceiling
- Add another ceiling fan
- New hand sink as the finish is gone of the current one
- Sneeze guard along serving table, to keep hands and hair back
- New steam table
- Top and Bottom cupboards, stainless steel
- New lighting in kitchen and office area
- Change shelving to give room for computer and desk
- New serving trays for students
- Serving carts, some don't roll easy
- Cart to put mixer so that it is moveable
- Handles for windows
- School kitchen is terrible and needs to be completely replaced.
- What if you built new space south of the gym connected to the school that was had new kitchen on one end, cafeteria/ table space in middle and new stage on other end for use as school cafeteria during week and parish hall/school programs on evenings and weekends?

Thrift Store

- Thrift store started in 1978. They used to bring the donations down from storage each weekend and put them away at the end. The average age of the volunteers is 80 plus.
- Thrift store occupies 3,600 sq. ft. including four classrooms, 2 bathrooms and the connecting hallway, which serves as the office.
- Some of the shoppers have a difficult time coming in to the store.
- A ground level facility could bring more volunteers, more open hours, and help more people. The Thrift Shop could contribute more to help the parish and the community. Currently contributes \$24,000 to \$30,000 per year by being open only 11 hours a week.
- If relocated, they would like to stay within the parish boundaries. How far away is too far away?
- A lot of potential for liability. What is the cost of insuring the store? St Vincent DePaul no longer has a store. St. Louise has many more hours and does pay some employees.
- Update some electrical
- Need a little bit more “marketing” for the store.
- Relocate the thrift store so school can use four classrooms
- Move Thrift Store so that it is not up so many stairs; want to be all on ground level
- Thrift store covers about 3,600 sq. ft. including four classrooms, hall and bathrooms
- Current space is crowded, would like to expand display space; one of four rooms is for sorting, three are for display.
- Thrift store would like to expand hours
- Moving the Thrift Store would gain the classrooms back for the school
- Demolish old portion of the school
- Many volunteers have quit working at the thrift store because of the stairs
- Place railing in the middle of the stairs
- Currently not a good location for store
- Good apostolate and is helping people
- More accessible entrance if to stay in current location
- Different location that has a better entrance
- Safety issue with thrift store in school
- Sometimes thrift store customers come to school and ask to use school stairs because they are easier to enter store
- Scary to have customers around with children
- Worry that store is magnet for crime
- Demolish house on Laura Ave. and build new thrift store in its place
- Move thrift store into house on Laura Ave., could be a cute and interesting way to display goods (though it would be much smaller)
- Safety issue, have had police cars at school for thrift store
- Love that it serves community so well, but it should move elsewhere
- It is hard to even drop off donations
- Move thrift store to 36th Street house, make house bigger with addition in the driveway
- Looking into a new location is not feasible
- Laura house could be zoned for thrift store
- Spoke with Msgr. about using Hamilton house as thrift store and parish hall
- Can't increase income in the current location

- Customers / volunteers / donations – can't get up the stairs
- Move thrift shop to where the garden is located on Randolph
- Add railing in the center of the stairs and on either side up to the thrift store; a side railing is already planned
- Msgr. has given permission to add a kitchen sink and use the boy's bathroom for storage
- There is no good advantage keeping the thrift store and school together
- Move thrift store to cafeteria and then move kitchen and cafeteria elsewhere
- Thrift store has a lot of square footage, where else does St. T's have the same square footage available
- Purchase a property at 27th and Randolph, i.e.: Smoke Shop and use as thrift store
- Moving it there would be a more prominent and accessible location
- It would build up the parish to go out into the community
- Make donation area that is not on the steps

RECTORY

Background:

- Current rectory built in 1962 has two stories with 7,200 sq. ft. including the full basement. Built at cost of \$80,000. Each floor is 40 by 60 feet has 2,400 sq. ft.
- Attached garage is about 24 feet deep by 40 feet wide and 960 sq. ft. in area. The footprint of the garage and rectory is 40 feet by 90 feet or 3,600 sq. ft.
- Reconstruction value of the building was \$861,000 in 2009 with an estimated value of \$260,000 for the contents.
- Basement Marian Room is used for meetings, kitchenette, laundry, 3 rooms used for storage, and the furnace room.
- The first floor houses the church offices, including two administrative assistants, pastor's and assistant pastor's office, bathroom, kitchen and dining room for priests. Also includes one guest bedroom/ bathroom suite.
- Second floor contains 4 bedrooms suites with bathroom.
- Approximate current utilization of 7,200 sq. ft.
 - 1,000 sq. ft. meeting space (Marian Room & kitchenette in basement)
 - 700 sq. ft. office space (2 priests offices, assistants, waiting area)
 - 1,300 sq. ft. priest's quarters (bedroom suites for 2 priests, bathrooms, kitchen, dining room, laundry)
 - 1,200 sq. ft. storage space for various needs scattered throughout
 - 1,800 sq. ft. for hallways, mechanical, two stairways
 - 1,200 sq. ft. for other uses (such as bedroom suites for 2 priests upstairs and one priest on first floor, St. Teresa's model room, babysitting area)
- Many places in rectory may serve double duty, for example if the office staff use the priest's kitchen and dining area and hallways serve all uses.

Comments & Ideas:

- Current rectory doesn't provide the priests much privacy on a daily basis.
- Adding a link between the Church and rectory would destroy the façade of the Church.
- Don't need an elevator in the rectory

- We have one of the nicest and biggest rectories and we should not change it
- Having extra bedrooms in the rectory is a positive because often host extra priests, visitors, deacons and seminarians, especially in the summers
- Doesn't work to have meeting rooms in rectory in the evening. We end up having volunteers after hours to open doors for people to use Marian room. Also disrupts meetings in Marian Room to let people into the rectory. Hundreds of volunteer hours could be put to other use if they didn't have to open the door.
- Moving priests housing out of rectory would allow that meeting rooms could be open in the evening.
- New carpet
- Showers need new plumbing and tile work
- Kitchen appliances
- Doesn't make sense to have to one meeting room in Rectory after hours so that volunteers have to let people in. Build or move meeting room elsewhere such as Laura. Ave.
- Enclose the walkway between the church and rectory
- Use the area between the Church and Rectory to make Church bigger
- Ground level parish hall is appealing
- Rectory meeting rooms are nicer than KH, probably because they are smaller
- Garden South of Rectory:
 - Never seen anyone use it – why is it there?
 - Dead space
 - It makes parish look nice, curb appeal
 - Like that we have grass
 - But the grass is in the wrong place
 - Could it be a play area – attach to more green area
 - Create path between parking lot and garden, might make it more usable and used by more people
 - Ideal location for the thrift store, it is near the parking lot, no stairs
 - Not a utilized area of the parish
- If not residence, needs serious remodel
- Elevator / accessibility issues
- More meeting rooms
- Thrift Store, moving thrift store here could help solve 36th Street parking issues
- Furnaces and plumbing are old; so old that can't find parts to the existing system when things break
- Conduct energy study of rectory
- Windows are original
- Connect Rectory to the Church, and then one elevator can serve both
- Rectory serves a lot of uses as a residence, offices, meetings
- Not accessible unless you go through the church building to cross the bridge from the church to get in and ring the bell.
- Need a larger freezer in the Marian room for functions
- Needs better lighting
- Wall covering is peeling in the stairwell
- Would be nice if there was some daylight
- Have moved baptism prep class to another location

- Can we combine some of the office functions of the Church and the school
- There is some cleaning that needs to happen in the plantings.
- Monsignor Pleskac wanted to alert us to the fact that the Rectory is full of asbestos (similar to what was in the school classrooms and corridors) and nothing was done at the time due to lack of money.

CONVENT:

Background:

- The convent is a two story brick structure with a full basement built in 1951 for cost of \$45,000.
- The second floor has 10 bedrooms and currently house eight sisters.
- School Sisters of Christ The King (CK) from St. Joseph and St. Peters rotate about every five years staying at the convent. Currently sister working at St. Peters live here and St. Peters pays a small stipend to St. Teresa.
- St. Teresa's is in charge of maintenance of the convent. The Sisters pay for their own food and supply. The furnishing within the house is a mix of items provided by the parish and the CK Sisters.
- Sisters stay in the house Monday through Friday. They leave Saturday morning and stay the weekend at the Motherhouse returning Sunday night. They stay at the Motherhouse during the summer.
- 3,168 sq. ft. in the two floors and approximately 1,584 sq. ft. in the partially finished basement. The 2009 reconstruction value was set at \$569,000.
- In 2000 the 816 sq. ft. brick garage behind the convent was built that holds three cars at cost of \$32,500.
- New furnace, air and ductwork installed about 15 years ago. There is a furnace in the attic and one in the basement
- New gutters and extensions a few years ago helped. Generally the cinderblock basement is in good shape.
- Dillon grant about 8 years ago paid for all new doors and frames upstairs. The new wood doors helped in the appearance of the house.
- Windows were replaced throughout the house 10 years ago.

Comments & Ideas:

- Need to replace roof on convent
- Sisters provided a two page prioritized list of repairs and potential changes
- Sisters commented it is a beautiful old house and they like it
- North end of chapel with outside walls toward Laura Avenue was water seepage issues. Despite numerous efforts have not been able to solve problem
- Sidewalk leading to Laura Avenue isn't handicap accessible
- Is the convent going to stay for the long term (or will all sisters some day live at Mother House outside of Lincoln?)
- Convent garage can get blocked Friday night or Saturday morning sometimes by people parking in the lot

- Convent is cold everywhere in winter -- particularly the basement is very cold
- Walls are all masonry with little insulation
- Coat closet next to entry gets a quarter inch of frost every winter.
- Bedroom size is fine for their use.
- Upstairs there is only one bathroom for ten bedrooms. They currently don't have sisters sleep in the bedrooms on either side of the bathroom because it is noisy.
- Two showers upstairs in the one bathroom have older tile and are harder to clean. Two bathroom stalls in bathroom as well with older dividers.
- Corner bedroom is cold and has brown and cracked ceiling in one corner. It was patched five years or so ago but not fixed so stain came back.
- Shower in basement is very small and cold. Floor was recently tiled which is nice, but rest of room is worn.
- Windows sills were not replaced and are worn.
- Not very private
- Give Sisters a yard with a privacy fence
- Can't be healthy from them to be inside all day
- Give them the corner between garage and the Church
- Move sisters to more financially better parish
- Use convent for something else
- Should always stay a convent
- Very important to maintain community to high standard
- Presence of the sisters in neighborhood is wonderful
- Add another space for two orders in one convent
- Having two orders would be difficult due to each orders different rules
- Would the Diocese help pay for work at the convent?
- Should we approach the other parishes to contribute to the renovations?

3501 LAURA AVENUE

Background:

- The house was purchased for \$120,000 in June 2005 and is owned without debt. It is currently being rented out and provides some income. Because it is rented, the church must pay property taxes. About 3 months rental income pays for the taxes.
- The lot is 50 feet wide by 130 feet deep.
- The one story house was built in 1945 and has 1,134 sq. ft. on the first floor and has a one-car garage of 220 sq. ft.
- There are two bedrooms on the first floor and one in the basement. There are two bathrooms.
- The basement is also 1,134 sq. ft. of which approximately 850 sq. ft. is finished.
- In appearance, the stone house fits in with the church and convent. The 2009 reconstruction value was set at \$147,000.
- The house is setback from the west about 5 feet or so. For the property to be used by the church for a nonresidential use, the setback is required to be 15 feet. So the house could be used as a rectory, but not as a church office, meeting rooms or thrift store.

Comments & Ideas:

- Convert to rectory for priests which would give them more privacy, but they would still be near by
- Is house worth converting to rectory or should it be torn down and new house built to better suit the needs?
- Could thrift store move to 3501 Laura Avenue?
- New garage would be needed in rear yard for priests. Would allow current garage in house to be converted to living space. Garage in rear yard would remove some stalls in parking lot
- Funding source for the parish
- Could Laura Ave. be converted to meeting space so you wouldn't have to enter rectory after closing hours?
- Rename Laura Ave to "Little Way" for the 100 Anniversary of the parish
- Upstairs washer does not work
- Windows are drafty
- Upstairs shower leaks to the downstairs
- When raining, leaks into laundry room
- Turning Laura house into Rectory residence makes sense in theory, but the house would need to be renovated. There is a lack of bedrooms, not very big, no room for offices, not organized as a rectory
- Trim work needs to be painted
- The priests are more visible in their current location
- Upstairs bathroom: has mold and the wallpaper is peeling
- Downstairs bathroom: exhaust fan is loud and does not work
- Two sink holes in the yard (1 in front, 1 in back) where trees used to be
- Bald spots in the yard
- Use house as the groundskeeper and/or cook's home- like the employees at Carmel

710 S. 36TH STREET

Background:

- St. Teresa's purchased the house in February 2014 for \$108,000.
- It is currently being rented out. Because it is rented, the church must pay property taxes. The lot is 50 feet wide by 135 feet deep.
- The one story house was built in 1925 and has 876 sq. ft. on the first floor. It has a one-car garage of 216 sq. ft. (12 by 18 feet). There are two bedrooms and one bathroom. The unfinished basement is 864 sq. ft.

Comments & Ideas:

- In the long term, the house should be demolished for expansion of the school playground. The property could also be used for parking when school is not in session.
- Could thrift store move to 710 S. 36th Street? (house is much smaller than current floor area used by thrift store)

- The house appears to be setback from the south about 15 feet or so. The exact setback needs to be confirmed. For the property to be used by the church for a nonresidential use, the setback is required to be 15 feet. So the house could be used as a rectory, a church office, meeting rooms or thrift store.
- Put the preschool in the 36th Street house - great ideas for families.
- Use grass as somewhere green for the kids
- Give kids more room to play that is off the street
- Use as a place to gather after Mass when nice outside
- Use as rectory
- Could the Rectory move to this location and move the Thrift Shop to the Rectory
- Convert back yard to parking
- Use as rental for seminarians, students, and FOCUS missionaries
- Could we sell the house and have it moved?
- What would demolition cost? Depends on asbestos
- How much income will this house bring to the parish? Probably enough to cover the mortgage

PARKING

Background:

- There is not adequate parking in the parking lot for all the parish members. *(Need to count how many stalls are in the lot.)* Most parish members park along Laura Avenue and 36th Street from J Street to south of Randolph Street
- The current parking lot does not meet city standards. (The current parking lot has about 15 stalls or so in the front yard setback.),
- There have been complaints about parking blocking the sidewalk, which is not legal. Police have issued tickets to people whom park blocking the sidewalk.
- Southeast portion of parking lot was regarded so that it didn't drain toward the rectory.

Comments & Ideas:

- Need to resurface parking lot
- Need to revise the grade of the lot so that it doesn't drain toward courtyard
- Buy 3440 Randolph Street for expansion of the parking lot. The 2014 the assessed value of the house was \$104,000. (The house lot has 6610 sq. ft. and is 50 feet wide by 132 feet in length. It would add some parking, but need to investigate how much would be added. The property is zoned R-2 Residential which has a 25 foot setback in which parking is not allowed.)
- Can City add signs by sidewalk noting people should not park across sidewalk?
- Build a parking deck on parking lot?
- Geothermal heating and cooling under the parking lot for the church some day
- Under parking lot: potential placement for geothermal system; School heating system is only 5-7 years old; geothermal works best when running opposite schedules of building occupancy, thus probably not the best option for just the Church
- More parking is desired

- Parking garage; two decks
- Use 36th Street house for more parking
- School asphalt was not intended for parking so we would probably need to add asphalt
- Parking lot does not have to support all the parishioners
- Accessible parking desired in front of the thrift store, more spaces in the main lot, and possibly on Laura Ave.
- Parking lot by school fenced in as playground during the week and then used as parking on the weekends, like Cathedral's. Although potential issue with oil/fluid drippings from the cars onto the playground.
- Better drainage in front of the Church
- Could S. 36th Street in front of Church be made a 1 hour parking or drop off lane? Mark a few places as handicap parking which would help elderly parish members
- There is no room in the parking lot during school functions.
- Need a teacher parking lot.
- Hard to exit, cars bottom out onto Randolph
- Parking lot is too small
- Sidewalk issues
- Handicap vans are getting larger
- Motorized wheelchairs out of the back of cars is difficult with how the stalls are spaced
- Can't access the front of the church because of the steps
- Don't restrict label of handicap to the elderly
- No parking signs during the weekday are not respected
- Neighbors cannot get out of their homes sometimes
- Could parking lot have better layout and signage?
- (Parking lot layout already provides maximum stalls – many stalls are illegal and wouldn't be allowed by today's standards. A redesign would involve losing stalls, not gaining any.)
- Build a parking garage
- 4pm Saturday Mass – many people come only one person per car, that is probably why it is so crowded
- Need additional parking
- Turn island in Laura Ave turned into parking
- Don't change Laura Ave. it would have negative impact on neighborhood
- Use extra playground area as parking
- Snow pile from plow eats us too many stalls, more efficient way to plow?
- Start carpooling program
- 4pm and 10am seem to be the most full parking lot times
- Thrift shop customers sometimes get tickets if they come to the shop during school hours
- Large functions cause parking issues too
- Could we start watching for local properties to go up for tax sale?
- Could school bus move to 710 S 36th? Also the Boy Scout trailer?
- Do we still need a bus?