

MEET OUR BUILDING TASK FORCE



Dear Parishioners,

On behalf of the PAC and as your parish priest, I am happy to provide some exciting updates on our move to St Nicolas de Flue. Here are some recent developments that have taken place as we move forward with our plans to renovate and refurbish our new home.

Following the mandate given to the PAC at the Special General Assembly in January 2009 to establish a working committee to oversee the project, we have appointed a Building Task Force which takes over from the previous Expansion/Relocation Committee. The Task Force will steer the project through to completion and ensure that work remains on schedule and within budget. I believe we have been blessed in finding a dedicated team of parishioners to help lead the way:

- **Duncan O'Rourke**, a recent parishioner and COO of the Kempinski Hotel Group, is leading the Task Force and brings vast experience managing hotel building projects from start to finish. Duncan's involvement will also help us access extensive resources to review legal documents, architectural plans, contractor proposals, etc. that would not normally be available to us.
- **Katherine Kastoryano**, a parishioner of 27 years, is part of the Task Force as the PAC member responsible for upkeep and maintenance of Parish premises.
- **Sean Lund**, a parishioner of 4 years and CFO of OnAir, is providing financial oversight for the project and working closely with Parish treasurer, Oscar Mbeche, to ensure the budget is strictly monitored and controlled.
- **Dannette Haley**, also a parishioner of 4 years has been involved in the project for the past eighteen months, and is helping with communications to keep the Parish fully informed of the project's progress.
- **Elmer Pagdilao**, a parishioner of 6 years who was involved in the original process of choosing the architects, will lend technical expertise to the project.

As parish priest, I am also a member of the Task Force. In addition, we are recruiting a Project Manager to help oversee the day-to-day progress of the project as part of the Task Force; a job posting is included in this bulletin and all qualified parishioners are invited to apply.

We are continuing to meet with the architects Brodbeck-Roulet to move plans forward in readiness for submission to the building authorities by the autumn. The Task Force is presently receiving competitive estimates for works in the Church that are not part of Brodbeck-Roulet's remit, such as painting, sound system replacement and lighting alterations. The process of finalizing plans and applications will enable us to have a better idea of cost estimates which are of great interest to many and will be made available in early September.

On the following pages you will find some commonly asked questions about the project and helpful answers. Should you have any further queries for the Building Task Force and their work, email johnxxiiigeneva@gmail.com or contact the Parish Office at 022 733 04 83.

Please continue to keep our exciting project in your prayers.

Sincerely in Christ

Father Richard de Lord

COMMONLY ASKED QUESTIONS ABOUT OUR MOVE

Below are common questions about our move to St Nicolas de Flue and some helpful answers:

1. What is the purpose of these planned renovations and refurbishments?

St Nicolas de Flue was built in 1967 and has not been modified or upgraded significantly since its original construction. Our investment in the property is intended to best adapt the facilities for our current and future needs. Most of the work will include renovations to the Parish Centre, maximizing the use of the space for religious education classes, meetings, events, ministries, and more. We will also upgrade the sound system, lighting, and ventilation in the Church.

2. Exactly how much space are we gaining?

The entire premises of St Nicolas de Flue covers 6,282 square meters, compared to 2,426 square meters here at John XXIII Centre. The Church seats 600 people; currently John XXIII Centre provides seating for 270.

The Parish Centre at St Nicolas de Flue totals 954 square meters, while our current Parish House is 537 square meters. The future Parish Centre at St Nicolas de Flue will house 13 meeting/class rooms, 2 guest rooms, 2 priest apartments, 3 shared kitchens, and desk spaces for the administrative staff, Youth Coordinator and Religious Education Coordinator.

3. Could we move into St Nicolas de Flue as it stands today without making any changes?

After voting to move to St Nicolas de Flue at our 21 January 2009 Special General Assembly, our Parish faced this very question. We had the choice to make basic renovations - at a minimum, the 43 year-old buildings require updates to the plumbing and ventilation systems as well as some alterations and refurbishments to the bomb shelters to make them useable as classrooms – or to undertake a more comprehensive project.

We spent many months gathering feedback from hundreds of parishioners through personal conversations, Vision 2013 feedback forms, one-on-one interviews and an online survey as part of the CCS feasibility study. In addition, we met with Bishop Farine several times to seek guidance from the Diocese about our Parish's current and future role in Geneva.

The response was nearly unanimous: our Parish and Diocese were prepared to undertake a larger project to create facilities that will best accommodate our growing number of families and ministries and help us realize our full potential as a Parish.

4. The total cost of the project will be CHF 5 million. How did we get to that figure?

The initial estimates provided at the 21 January 2009 Special General Assembly were indicative numbers to show the estimated cost to move and make minimum renovations at St Nicolas de Flue and therefore much lower than the current costs. As discussed above, at the 20 May 2010 General Assembly, our Parish voted to undertake a more comprehensive approach totalling CHF 5 million. The current costs include more extensive renovations and repairs to the Church and Parish Centre.

5. How will we fund this project?

We plan to fund this CHF 5 million project through a fundraising campaign to raise **at least** CHF 3.5 million, complemented by low-interest rate loans supported by the Diocese totalling CHF 1.5 million.

6. What are the implications of taking out loans to fund this project?

The CCS feasibility study indicated that we could conservatively raise CHF 3.5 million. The more we can raise above that initial goal of CHF 3.5 million will lessen our reliance on, or need for, financial loans. In the meantime, we are working with the Diocese to secure loans at competitive rates we can afford.

7. How will we cover the costs to maintain a facility that is twice as large and pay off existing loans?

Our fundraising campaign will seek to increase overall giving to the Parish, which will be sustained by ongoing efforts to improve our offertory collections. Our level of giving as a Parish has not increased in proportion to our growing population, showing large potential for growth. Our efforts in the autumn will strive to encourage more people to give on a regular basis to help our Parish. We are also seeking to ensure our renovations include cost-efficient utility options.

8. Who will be responsible for the day-to-day operations of the project?

The Project Manager, as advertised in this bulletin, will manage daily operations. This will be a paid position, as the responsibility, skills and time required far exceed what can be completed by a part-time volunteer. This person will act as a point person with the architects, spend a significant amount of time on-site at St Nicolas de Flue working with sub-contractors, manage all of the works related to the Church that fall outside of the architect's remit and coordinate the entire transition of the two Parishes, along with other tasks as needed. A full job posting is included in this bulletin.

9. How is the fundraising campaign being managed?

We are working with CCS to manage our fundraising campaign. There are many reasons why professionals can help us – we don't have the staff, expertise, or people capable of managing all aspects of fundraising at the level needed. After interviewing 4 companies, we selected CCS based on their outstanding track record conducting other parish campaigns, their knowledge of our Parish from the recent feasibility study they conducted and our Parish's positive experience working with them during our previous fundraising campaign in 1996. CCS is providing a full-time campaign director working on-site at the Parish to manage all of the campaign materials, meetings and volunteer training.

10. Does the transfer agreement (providing for the exchange of premises) protect our investment in the property at St Nicolas de Flue?

Yes, our transfer agreement follows the same "prêt d'usage" rights we have enjoyed in our current home for almost 30 years. This agreement allows us use of the property at St Nicolas de Flue for an indefinite amount of time, which can only be terminated by common agreement between our two parishes and the Diocese, upon approval of the Bishop.

11. When will we move over to our new facilities?

If the current plans remain on schedule, the construction period will run from February 2011 through June 2012, allowing us to move in during the summer and be fully operational at St Nicolas de Flue by September 2012.

12. What's going to happen to the parishioners of St Nicolas de Flue?

This exchange enables them to use a facility appropriate to their current size and also provides them room to grow. One of the reasons their Parish approached us to propose this exchange is because most of their parishioners are elderly people who live in Petit-Saconnex, making Pope John XXIII Centre a closer location. We will continue to work with the parishioners of St Nicolas de Flue to strengthen the relationship between our two parishes.

13. Are we considering opening our Parish Centre for use by other groups to generate extra income?

Yes. While our ministry and social needs will always take precedence, we anticipate that our facilities in a central location close to the UN may be of interest to many organizations. We are fully prepared to consider opportunities to allow other groups to use our home for meeting, event and classroom space.

14. What will our name be?

We will be Pope John XXIII Parish at St Nicolas de Flue.

15. Where will we be able to park at St Nicolas de Flue?

There will be limited visitor and handicapped parking available in newly-marked places in front of the Church. For Parish services, VEDIA has generously provided ample parking 1 block away from St Nicolas de Flue.

16. How are we addressing the acoustics in the Church at St Nicolas de Flue?

Sound technicians are currently preparing studies and estimates, addressing the requests of choir members involved in these consultations. A completely new sound system will be installed.

17. Where can I find more information about the project and current plans?

The PAC has undertaken to make available on a regular basis (per the 21/01/09 Special General Assembly) information regarding this project and will do so through various channels, including the bulletin. For any current information or questions about the project, please contact johnxxiiigeneva@gmail.com or call the Parish Office at 022 733 04 83.

Volunteers Needed

Want to put the FUN into FUNd-raising?



Our forthcoming campaign seeks energetic volunteers. We are looking for people who are excited about our move and would like to join our dedicated team of campaign volunteers. Please contact Fr. Richard, email johnxxiiigeneva@gmail.com, or call the Parish Office at 022 733 04 83 and leave your name and number.

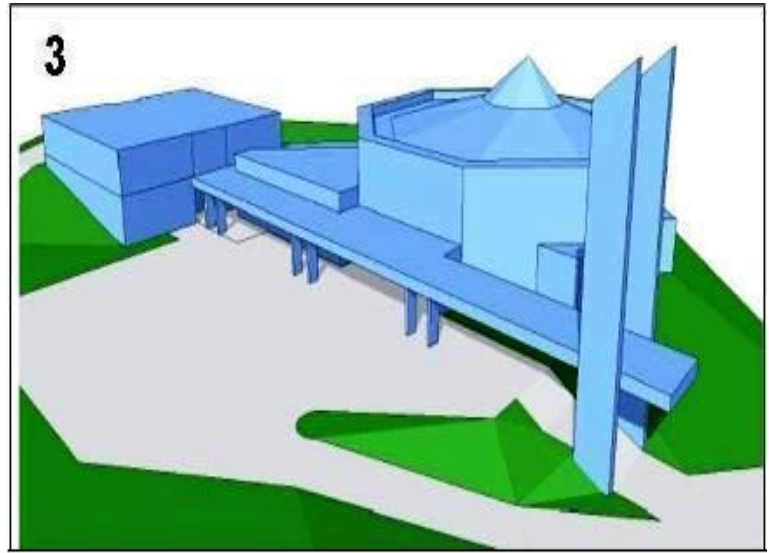
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Images:

- 1. An aerial view of St Nicolas de Flue
- 2. The altar at St. Nicolas de Flue
- 3. A digital rendering of the buildings at St. Nicolas de Flue
- 4. A cross-section view of the future Parish Centre.

Glass atrium over staircase

Church and Sacristy



A: Top Level: Priest apartments, guest rooms, offices, meeting rooms, kitchen

B: Ground Level: Community room, administrative offices, reception, kitchen

C: Lower Level: Youth room, classrooms, kitchen