

16 February, 2011

Dear Members of St. Jude Parish:

On Tuesday, February 15, 2011, the Parish Council and Parish Finance Committee met jointly to review, discuss and approve design proposals for the expansion of St. Jude Parish. Over the last year, St. Jude, Sheerr McCrystal Paulson (SMP) and the Diocese of Manchester have been involved in designing an expansion of the existing facility to meet current and future needs and to bring the facility up to code and resolve several significant structural concerns and safety issues. Staff input throughout the process was integrated into the proposed designs. Prior to the meeting all members of the Parish Council and Finance Committee received via electronic transmission, drawings and narrative relating to the proposed building expansion for review. Copies of the Narrative and Drawings are now available on line for members of the parish to review.

Following a presentation by Chris Lizotte the group entered into a Q&A phase. Recognizing that the current proposal does not have the final construction details and engineering drawings the discussions focused on the additional meeting space, function space, storage, office, electrical/mechanical, parking, landscaping and external appearances being proposed. Two options were discussed for the proposal. It became obvious that option A did not meet the needs of the parish and that option B more closely satisfied concerns.

Other discussions focused on the condition of the current facility including: lack of electrical grounding, insufficient electrical service (currently the same service as a standard home), water problems, lack of foundation drains, leaks, mold, asbestos in the boiler room, fire alarms, septic system problems, problems with the door locks, security issues, water leaks around windows, deterioration of stain glass windows and supports and a host of other concerns. While currently grandfathered, the existing facility does not meet code and would require significant upgrades to resolve on-going problems and concerns.

We also were informed that the Diocese does not have any plans to close or merge St. Jude Parish. It is likely, however, that sometime in the future the parish may be twinned with another parish leaving only one priest to serve both parishes which may result in the elimination of some weekend Masses. The Diocese supports the proposed expansion plans and agrees with the joint committee that option B is best suited to meet the needs of the parish community. Paul Harrington (Cabinet Secretary for Real Estate, Diocese of Manchester), Chris Lizotte (Vice President, SMP) and Mark Deschenes (Boylston Properties, member of St. Jude Parish and acting consultant for the proposed project) were able to respond to the questions presented and able to satisfy questions/concerns.

Following the discussion the joint committee voted unanimously to approve option B.

ACTION ITEMS:

Immediately proceed with replacing the existing boilers, add air-conditioning, upgrade the electrical service of the existing facility and attach to the Town sewer system. Proposed costs for these immediate action items anticipated to total approximately \$120,000. There is currently \$73,647 in a restricted account for this purpose. The balance will come from the building trust if needed. Specs are being prepared and we hope to go to bid within the next several weeks. Marc Deschene has presented a list of contractors to the Diocese for review. The Diocese concurs with the proposed selections. If all proceeds as normal, we should be able to begin replacement of the boilers and commence the other projects in May.

The Diocese desires that St. Jude retain a consultant to launch a Capital Campaign to raise the funds needed to proceed with the building expansion. It was agreed that we contact Kirby-Smith to discuss the company's involvement. Kirby-Smith is familiar with the parish as the firm managed the last Capital campaign. Drawings of the proposed expansion are accessible on the web page and are to be mounted on the wall in the parish hall for easy review by members of the parish family. Prior to the meeting all members of the Parish Council and Finance Committee received via electronic transmission, drawings and narrative relating to the proposed building expansion for review

Rev. Robert Couto