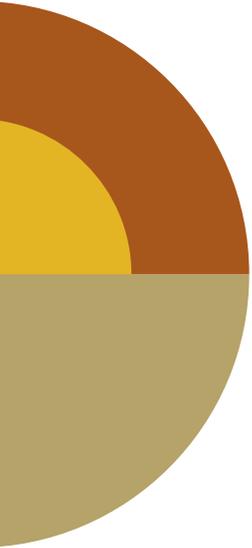


# Saints JFX One Plan

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APRIL 2024





# acknowledgments

## Parish Leadership

Fr. Wayne Watts, Pastor  
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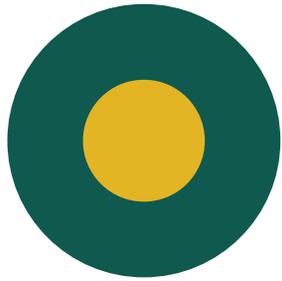
## The Planning Team

**THE**  
**LAKOTA**  
**GROUP.**

**OKW**  
Architects

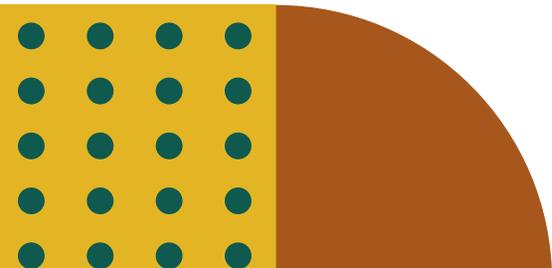
Kimley»Horn





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# Introduction

## What is a Parish Master Plan?

A Parish Master Plan is a long-term vision and investment strategy aimed at reinvesting in and improving both internal and external facilities. This Saints Joseph and Francis Xavier (Saints JFX) One Plan incorporates the input of the Saints JFX community into realistically achievable plans, balanced programming, and operational improvements. It outlines a clear timeline for implementation with particular attention given to designing sites and facilities that align with the priorities that advance the Saints JFX mission. The One Plan aims to determine how the Parish can best balance its growth and reinvestment needs while considering community goals and sentiment.



# Why the One Plan Now?

As a response to significant maintenance and operational needs across both campuses, Parish leadership chose to evaluate the community's long-term vision and develop a strategy for investing in Parish facilities. Additionally, the Saints JFX Parish has undergone transformation in recent years with a Parish merger that united one Parish across two campuses. This visioning process was crucial not only for establishing a long-term plan but also for ensuring long-term sustainability and resiliency of the Saints JFX community.

## How will the Parish use the One Plan?

The Saints JFX One Plan serves as a forward-thinking vision to strategically reinvest in the right balance of academic, religious, recreation, and social spaces and allow leadership to budget and identify opportunities for funding of these initiatives. More importantly, it will provide metrics to assess the "community return on investment" allowing leadership to make informed decisions on funding options. Further, the master plan will integrate the current capital planning efforts of the Saints JFX operational management team into a broader improvement plan context.



“The Saints JFX One Plan will serve as a forward-thinking vision to strategically reinvest in the right balance of academic, religious, recreation, and social spaces.”



# Master Planning Process

**Phase 1: Engage.** The focus of Phase 1 was to establish a dynamic community planning process that involved a wide range of stakeholders, including church and school leadership, parents, faculty and staff, students, Wilmette community members, and parishioners at large. The comprehensive information base produced during this phase determined and defined the Parish's strengths, weaknesses, constraints, and opportunities forming the basis for the master planning process.

**Phase 2: Analyze.** During Phase 2, the Planning Team reviewed all data, benchmarked summaries, and consolidated the information into a simple State of the Parish Report. The Report evaluated more fully each of the Parish facilities and developed a simple facility analysis.

**Phase 3: Envision.** During Phase 3, the Team conducted a series of internal visioning sessions with the Steering Committee, created and refined concepts, and developed associated budgets for each Parish initiative. Additionally, the concepts were brought to the community through Open House events where participants discussed and shared ideas. This phase culminated in the creation of the One Plan that includes proposed site, building, and operational enhancements, options, and strategies for both campuses.





# About Saints JFX Parish

## Parish History: **One Parish, Two Campuses**

The Saints JFX Parish is a diverse and vibrant Catholic faith community in the heart of Wilmette, Illinois. The Parish offers many opportunities for spiritual enrichment, to serve those in need, to learn, and most importantly, to belong.

In 2019, St. Joseph School and St. Francis Xavier School combined as part of the parish merger introduced through Renew My Church. Both parishes and schools enjoy rich and vibrant traditions, and together as one united Saints JFX Parish celebrate over 250 years of excellence in education in the Catholic tradition.

## Saint Joseph History

The history of St. Joseph School, spanning over three centuries, provides a strong foundation upon which Saints JFX continues to grow. Founded by the German settlers of Wilmette, St. Joseph Church began in 1843 in a little log cabin chapel just north of Lake Avenue and Ridge Road. The parish flourished and the first St. Joseph Parish School was organized in the mid 1850's by lay teachers. The School joined the Church as a center of Wilmette's growing social and community scene. In September of 1877, the Sisters of St. Francis came from Milwaukee to staff the School and remained in dedicated service to the community until 1981.

Construction of the current St. Joseph School building began in 1934 under the leadership of Msgr. John Neumann, who was then pastor of St. Joseph Church. The construction project included the Church and a convent attached to the School,

and was funded by Parishioners in the midst of the Great Depression. President Roosevelt sent a letter commending the people of St. Joseph's for their foresight and courage, as these were the only public buildings constructed in the Midwest that year.

The School flourished in the post-war era as the "baby boom" established a strong student population. The School's reputation for the strong academic and spiritual development of children drew many new families to the community. In 1986, the School was forced to shutter its doors temporarily as a result of massive demographic shifts across the area. In 1996, it reopened as a result of a parent-driven campaign, first as a preschool. After a renovation to the School's building was completed in 1998, the School opened to serve children from Preschool through eighth grade. Today, St. Joseph draws on a rich tradition of excellence in Early Childhood to field vibrant and stimulating programs tailored to the needs of 2-Year-Old, 3-Year-Old, and Jr Kindergarten students in half- and full-day settings.



## Saint Francis Xavier History

St. Francis Xavier Parish was established in 1904. The Church was named in honor of St. Francis Xavier, a Jesuit missionary whose mantra was "that all may be one." On January 10, 1910, a four-room combination convent and school was opened. The school initially housed four Sisters of Providence who welcomed thirty seven students. The order would remain to lead the school for decades, and at its largest enrollment SFX received well over 700 students each day from across the East Wilmette neighborhood. The community flourished and a new Gothic-style Church was built, along with the two school buildings that now stand at the corner of 9th Street and Linden Avenue in Wilmette.

In 2010, SFX proudly celebrated its 100th year of educating young hearts and minds, and hosted a community-wide celebration to mark the occasion that was attended by 1,600 friends and alumni. The school realized a period of growth over this time period and, in conjunction with the Archdiocesan campaign, "To Teach Who Christ Is," initiated a sweeping capital campaign that raised roughly \$10 million. Proceeds spearheaded the construction of a new, state-of-the-art gym and education/parish life center and significantly modernized the SFX campus.

Today, St. Francis Xavier serves K-8 students with the support of a collaborative faculty, an engaged parent network and progressive leadership. Graduates leave our doors equipped for high school and beyond, and many members of our tight-knit community return to us years later to begin their Saints JFX journey again as parents.

# Parish Offerings

With faith and spiritual guidance at the forefront, Saints JFX Parish provides the community with a range of broad offerings. Parish programming and services provide opportunities for parishioners to get involved and these offerings are supported by physical spaces across both campuses.

## Worship



We honor the traditions of our parish and welcome all to unite in prayer and the Sacraments. Loved by God and guided by the Holy Spirit, we share the good news of Jesus Christ through joyful worship, faithful formation, and dedicated service.



## Community Building



Our parish is a vibrant, faith-filled community of members who support one another and reach out to the larger community to bring the light of Christ to others. As Jesus's disciples, we serve as living examples of His compassion, mercy, tenderness, and love. One of the many ways our parish carries out Christ's mission is through our Outreach Programs.



## K-8 Education



On the SFX campus, we seek to infuse loving challenge and increased opportunity for differentiation in our classrooms. We encourage personal responsibility, accountability, and a service-minded view of the world and our place in it. We strive to prepare students for the rigors of high school by creating a “safe” place to take risks, make mistakes and learn from them, and identify opportunities to lead. Fresh perspectives, unique gifts, and an openness to growth are prized and celebrated. We teach the Catholic faith and form our students to be disciples of Jesus Christ engaged in the Church and the world today.



## Early Education



Building community under the umbrella of excellence in Early Childhood, students are introduced to the joy of learning and encouraged to develop in both confidence and curiosity as budding students. Our school experience is marked by friendship, learning and growth. Little ones come to know God as the loving creator of all and the Church as the community which rejoices in God’s love.



## Recreation/Athletics



Athletics at Saints JFX are an integral part of our growth, spirit, leadership, and camaraderie. Participation provides an outlet for fun and school pride.



# Saints JFX Speaks

Community outreach was a vital component in shaping this Parish Master Plan. To ensure the Plan accurately addresses the community's needs and desires, a transparent outreach strategy, with varied engagement opportunities, helped to identify critical Parish issues and formulate effective strategies for improving facilities. The following section highlights what we heard from the community.

## Engagement by the Numbers

Steering Committee



6+ WORKING SESSIONS  
Throughout the process

12 Listening Sessions



90+ PARTICIPANTS  
April 2023

2 Town Halls



300+ PARTICIPANTS  
September 2023

2 Online Surveys



250 PARTICIPANTS  
September 2023 &  
March 2024

Presentation



100+ PARTICIPANTS  
March 2024

# Saints JFX Today & Tomorrow

Through the master plan's engagement program, the community expressed shared sentiments regarding the current state of the Parish and offered ideas for the next 10-20 years. Below are the overarching thoughts and ideas expressed.

<i>Strengths</i>	<i>Opportunities</i>	<i>Challenges</i>	<i>Vision</i>
<i>Community</i> <i>History &amp; Tradition</i> <i>Church &amp; Worship</i> <i>Education</i> <i>Leadership</i>	<i>Retaining Students</i> <i>Modernizing Facilities</i> <i>Improving Community Cohesiveness</i> <i>Growing Parish Participation</i> <i>Emphasizing Financial Stability</i>	<i>Addressing Aging Facilities</i> <i>Maintaining Catholic Identity</i> <i>Uniting the Two Church Communities</i> <i>Solving for Insufficient Gathering Space</i> <i>Managing Growth</i>	<i>Invest in Both Campuses</i> <i>Prioritize Educational Enhancements</i> <i>Be Financially Responsible</i> <i>Preserve History &amp; Character</i> <i>Unify Communities</i>

# Community Key Themes

Four themes emerged during community outreach that informed the improvements for the Saints JFX One Plan.



1

## **Embrace the Past, Welcome the Future.**

*Ensure there is space for worship, gathering, serving the larger community, education, and recreation in any proposed new enhancements within the Saints JFX One Plan.*



2

## **Build Community Through Gathering Spaces.**

*Develop a variety of adaptable, flexible, and multi-purpose community gathering spaces to serve multiple purposes, support Parish and academic programming, and cater to both campuses.*



3

## **Support Existing Programming & Uses.**

*Enhance the built form to provide a superior experience for all current programs, activities, and community members.*



4

## **Embrace Connectivity, Accessibility, and a Cohesive Identity.**

*Improve safety and comfort for individuals of all ages and abilities while fostering a unified identity through branding, architectural character, and signage.*

## THEME 1

# Embrace the Past, Welcome the Future.

Many stakeholders expressed their pride and love for the Saints JFX Parish and community while also voicing their desire to see something new and exciting across the campuses. The identity of Saints JFX has shifted over the past several years due to the Parish merger, but community members unanimously felt that the Saints JFX Parish came out stronger. Saints JFX is a spiritual second home for most that bestows a warm, welcoming, and dynamic community with strong leadership and schools. Stakeholders felt enhancements in the One Plan should ensure there is space for worship, gathering, serving the larger community, education and learning, and recreation. Key properties shared as opportunities for improvement were the Convent, both Rectories, Saint Joseph's Annex Building, and Saint Francis Xavier's Parish Office.

“We at Saints JFX have a secret, it’s a spirit of honesty, help, charity, love, and respect. We grieve and rejoice together. We have an underlying spirit of camaraderie.”

- PARISH STAKEHOLDER



## THEME 2

# Build Community Through Gathering Spaces.

Throughout the course of the interviews, one particularly strong theme emerged – stakeholders want to focus on developing a variety of community gathering spaces. Saints JFX offers a strong sense of community that is full of energy and life but there is limited space where the full congregation can come together. Stakeholders shared a variety of types of new community gathering spaces they wish to see including indoor space connected to the existing churches for year-round use, outdoor gathering spaces to offer more green options for recreation and seasonal events, and academic spaces for reading, meeting, and play. The gathering spaces should be adaptable, flexible, and multi-purpose to serve more than one use, support Parish and academic programming, and serve both campuses.



“Saints JFX is a large congregation, find opportunities to get to know each other through indoor and outdoor gathering spaces.”

- PARISH STAKEHOLDER



### THEME 3

## Support Existing Programming and Uses.

Saints JFX offers a variety of programs that support the Parish, the Schools, and the larger Wilmette community and the One Plan should provide a better experience for all programs, uses, and community members. Stakeholders expressed a desire to ensure that all enhancements account for the current uses and ensure them a place moving forward. Stakeholders also expressed concerns about exceeding the capacity of the schools. Many felt that Saints JFX should prioritize the existing classroom sizes and student experiences versus expanding.

Current needs for existing programming and uses include more space for one-on-one meetings for teachers, staff, and students, outdoor learning spaces, more or improved recreation space for kids of all ages, private space for faculty, storage space for programming, meditation and quiet space, and indoor activity spaces.

“If a building is removed or renovated ensure there is space for its current program or use in the future.”

- PARISH STAKEHOLDER



## THEME 4

# Embrace Connectivity, Accessibility, and a Cohesive Identity.

Saint Joseph's location at a vibrant corner of Wilmette and just north of Howard Park poses an opportunity for campus and community-wide connectivity. Stakeholders shared the desire to see improved safety along Lake Avenue between the Church and the School. Opportunities to improve comfort include mid-block crossings, a crossing guard, and landscaping. Stakeholders also noted the opportunity to connect to Howard Park, south of campus, to encourage walkability and connectivity to the wider community. With Saint Francis Xavier's neighborhood location, discussions about connectivity revolved around pick-up and drop-off circulation, parking, and student safety. Across both campuses accessibility for those of all ages and abilities should be at the forefront of improvements.

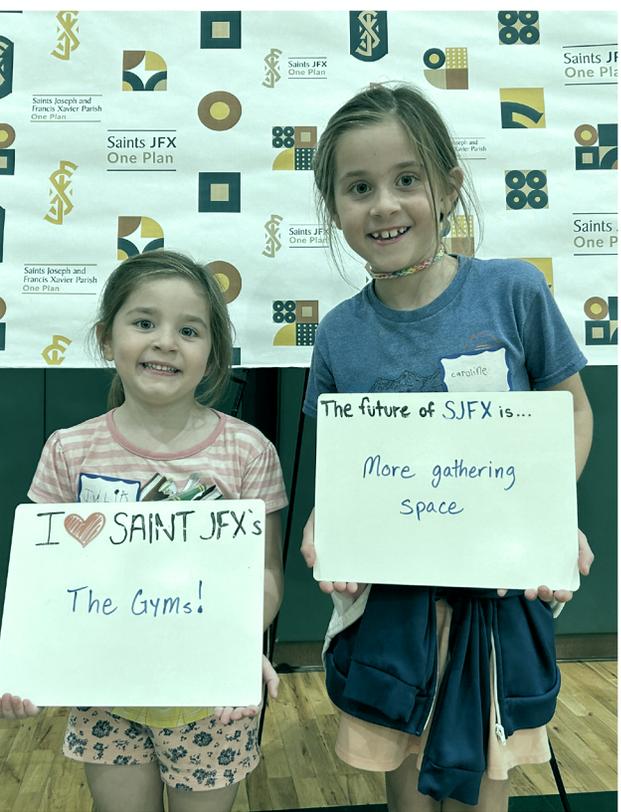
To physically instill a cohesive identity the One Plan should explore ways to enhance the visual appearance along Lake Avenue, maintain the character of the historic buildings across campuses, and implement wayfinding and branding through and to campuses. Stakeholders wish to see more unity between the Saint Joseph and Saint Francis Xavier campuses. This would provide opportunities for the full Parish to gather and teachers and students across campuses to socialize and learn from each other, while cultivating a cohesive identity that extends beyond physical interventions.



“The Master Plan should build and foster community for the Parish and the wider Wilmette community.”

- PARISH STAKEHOLDER





# Parish Assessment

The Saints JFX Parish operates two campuses in the Wilmette community. Located a mile and a half apart, the campuses play a vital role in serving the broader Village. The map to the right highlights both campuses and their relationship to surrounding community resources.

A comprehensive analysis of the campuses including on-site tours, community outreach, and the expertise of Parish leadership, revealed several Parish-wide objectives:

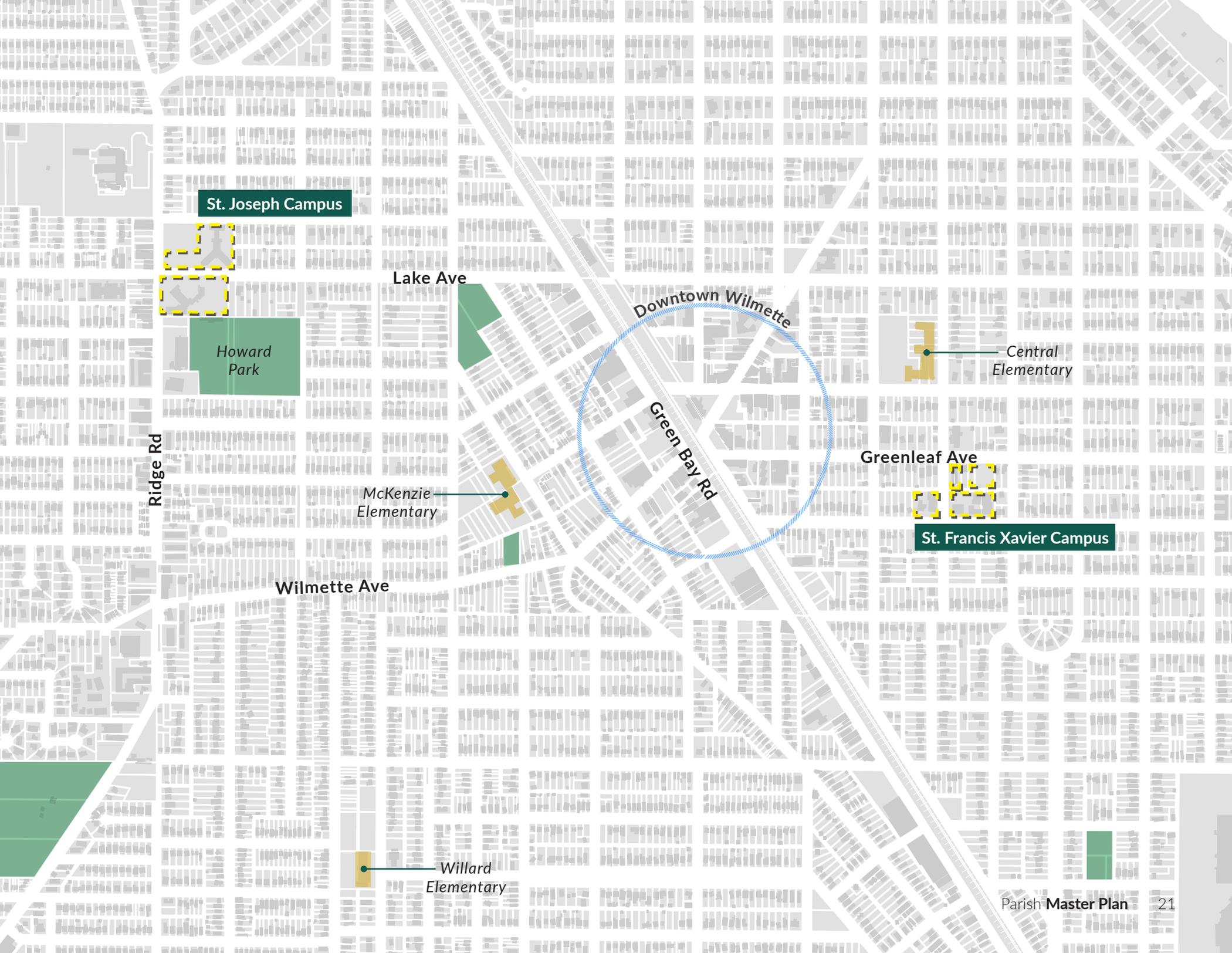
**Community Gathering Spaces.** Incorporate community gathering spaces to foster a sense of togetherness and provide venues for various Parish programming, events, and activities.

**Ongoing Maintenance Requirements.** Preserve existing facilities to ensure that the campuses remain well-maintained and functional.

**Beautification and Wayfinding Enhancements.** Create meaningful connections between different parts of the campuses by improving aesthetics and wayfinding signage.

**Parish Programming and Uses.** Support existing programming and uses within the Parish to foster a thriving and cohesive community experience.

The following pages explore each campus' current facilities and their uses providing a thorough overview of the Parish resources. This exploration identifies campus-specific needs, challenges, and opportunities for improvement, ensuring a holistic approach to future campus enhancements. This analysis begins a roadmap for the Parish to work towards creating more inclusive and vibrant spaces that strengthen the bonds within the community.



**St. Joseph Campus**

Howard  
Park

Lake Ave

Downtown Wilmette

Central  
Elementary

Ridge Rd

McKenzie  
Elementary

Green Bay Rd

Greenleaf Ave

**St. Francis Xavier Campus**

Wilmette Ave

Willard  
Elementary

# St. Joseph Campus

The St. Joseph Campus is prominently located at the corner of Ridge Road and Lake Avenue, serving as a key landmark at an entrance into the Wilmette community. Its high visibility along a significant corridor through Wilmette makes it easily accessible to residents and visitors alike. St. Joseph's distinguished architecture sets it apart as a cherished community asset. The campus spans six acres and includes the St. Joseph Church, Annex Building, Rectory, School, Convent, and recreation areas.

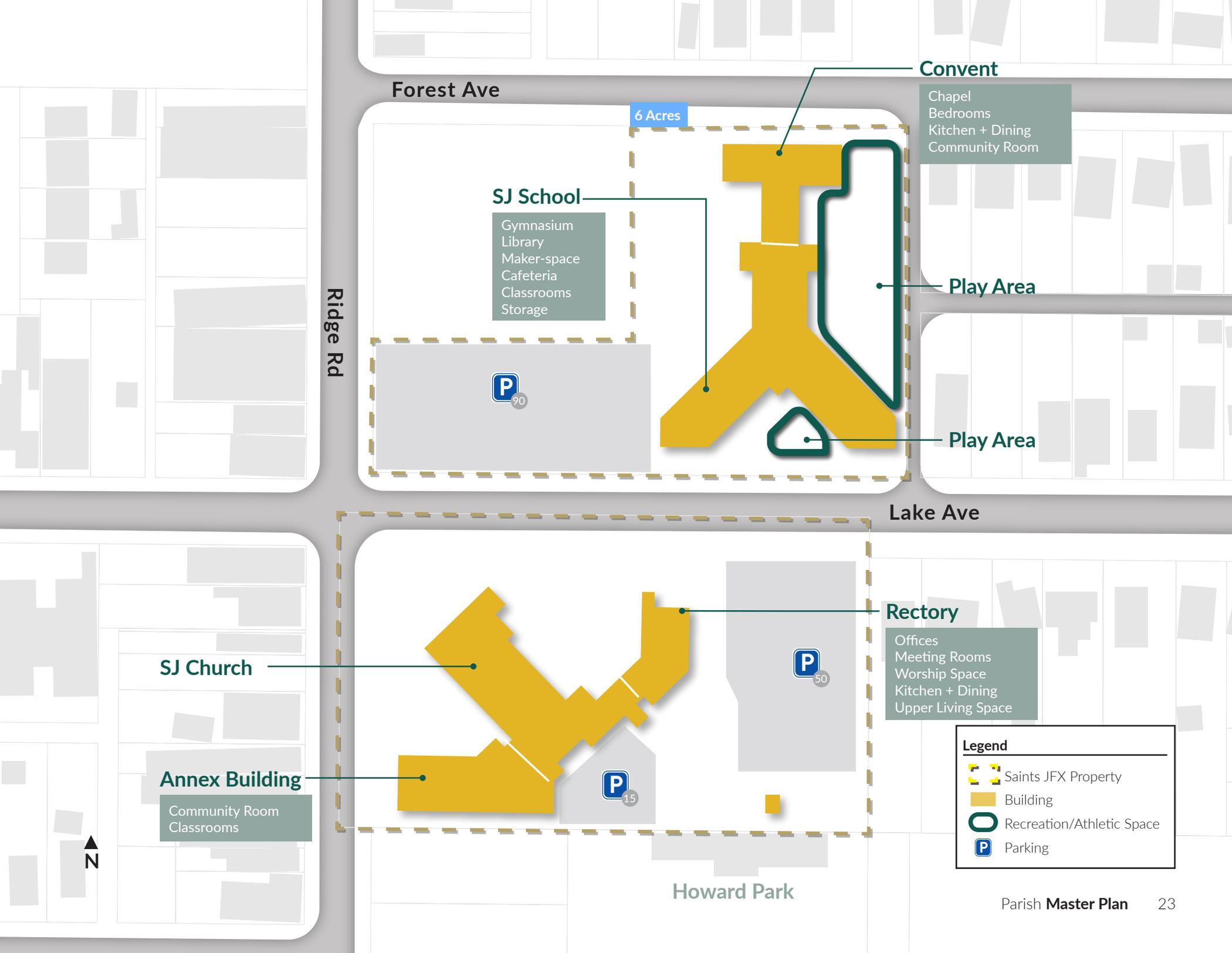
**Church, Annex Building, & Rectory.** The portion of the campus south of Lake Avenue consists of St. Joseph Church and the annex building and rectory that have been added on over time. The eastern rectory houses worship space, offices, small meeting spaces, a kitchen, dining room, and residences on the upper floors. The two-story west annex building has three classrooms on both floors (six total) and a community room that is used four to five times a week. The church itself has been well-maintained and serves as a major landmark within Wilmette and the North Shore.



**St. Joseph School, Convent, & Recreation Areas.** The portion of the campus north of Lake Avenue includes a three-story school building with a two-story addition, the convent, on the north side fronting Forest Avenue. Playgrounds and outdoor gathering areas surround the building. The school offers half and full-day preschool programs and features classrooms on the second and third floors, a gymnasium with a stage, a library, a maker-space, a cafeteria/kitchen, and storage spaces on the lower level. The kitchen itself is not used for cooking, as food is brought in by an external vendor.

The parking lot serves both the church and school, doubling as the pick-up and drop-off area for the school. Access to the parking lot is available from Ridge Road and Forest Avenue, ensuring convenient access for visitors and parents during school hours.





Forest Ave

Convent

6 Acres

Chapel  
Bedrooms  
Kitchen + Dining  
Community Room

SJ School

Gymnasium  
Library  
Maker-space  
Cafeteria  
Classrooms  
Storage

Play Area

Ridge Rd

P 90

Play Area

Lake Ave

Rectory

Offices  
Meeting Rooms  
Worship Space  
Kitchen + Dining  
Upper Living Space

SJ Church

P 50

Annex Building

Community Room  
Classrooms

P 15

Legend

-  Saints JFX Property
-  Building
-  Recreation/Athletic Space
-  Parking



Howard Park

# St. Francis Xavier Campus

The St. Francis Xavier Campus is nestled within the heart of a charming Wilmette residential neighborhood between Greenleaf Avenue and Linden Avenue. The campus features a blend of historic architecture, lush tree canopies, and cobblestone streets that seamlessly integrate with the surrounding neighborhood. The 3.86 acres of Saints JFX property is mostly built out and includes the St. Francis Church, a rectory, the Parish Building, recreation and athletic areas, and two school buildings. Parking is integrated around the school facilities and serves as supplementary recreation space throughout the school year.

**St. Francis Xavier Church & Rectory.** Situated on the northwest corner of Linden Avenue and 9th Street, the church stands as a well-maintained and revered space for weekly Mass and community gathering. However, the adjacent rectory, which is home to local priests, is currently in fairly poor condition and is in need of renovation.



**Parish Building.** The Parish Building, north of the alley on 9th Street contains offices, flex math classrooms, a chapel, and meeting spaces. Although the exterior complements the neighborhood's aesthetic, the interior requires significant improvement and presents an opportunity to be reimaged. To the east of the building is a smaller playground offering recreation space for younger children, thoughtfully fitting into the neighborhood context.



**School Buildings & Recreation Areas.** The St. Francis Xavier School consists of two buildings that are connected by a hallway below grade. The east building has recently undergone a number of improvements, while the west building is older and in need of repair.

The outdoor space to the north consists of a synthetic turf field and two half basketball courts with adjacent parking running north-south between the alley and Greenleaf Avenue. One occupied single family lot separates the recreation area from the Parish Building. A small tot lot east of the school provides recreational opportunity for the younger students.

SFX Church



Parish Building

Chapel  
Offices  
Classroom

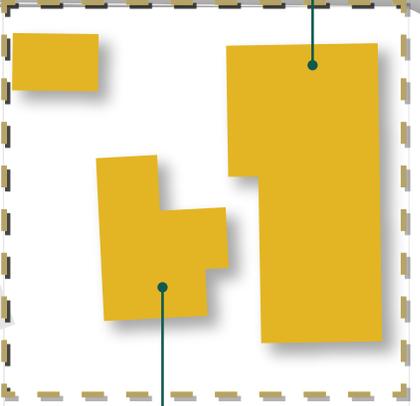
Greenleaf Ave

3.8 Acres

Athletic Fields

8th St

Play Area



Rectory

9th St



Tot Lot

SFX School (east)

Classrooms  
Cafeteria  
Gymnasium  
Atrium  
Library  
Offices



Linden Ave

SFX School (west)

Classrooms



Legend

- Saints JFX Property
- Building
- Recreation/Athletic Space
- Parking



# Assessment

The following are the needs, challenges, and opportunities for the Parish that this Plan aims to address.



## Needs

- Flexible community gathering space
- Beautification, signage, and branding
- New SFX classroom space and classroom reconfiguration to better meet the needs and safety of today's students
- Space for one-on-one private meetings (parish and school)
- Indoor and outdoor play space
- Storage space for programming
- Deferred Maintenance



## Challenges

- Safety and security
- Accessibility
- Parking and circulation
- Adhere to neighborhood character
- Utilization of space



## Opportunities

- Utilize parking lots/ alley
- Reimagine SFX's Rectory and Parish Building
- Reimagine SJ's Annex Building, Rectory, and Convent
- Consolidate priest housing and parish administrative uses
- Activate green spaces
- Improve playgrounds



# The One Plan

The planning and design process aims to ensure the final vision addresses the needs, challenges, and opportunities of the Parish, as determined through the analysis and engagement. The goal is to develop a shared community-led vision and implementation plan that prioritizes the advancement of the Saints JFX mission.

Based on a comprehensive assessment of existing facilities and an extensive community outreach program, conceptual studies were developed that illustrate physical improvements to both campuses. Concepts covered circulation and parking, entry and arrival sequence, building layout, wayfinding and signage, campus uses and programming, Parish offerings, and infrastructure.

Through this iterative process with the Steering Committee and the Parish at-large, a series of One Plan guiding principles and priorities were identified.

## One Plan Guiding Principles

**Offerings.** Reinvest in the right balance of religious, academic, recreation, and social spaces.

**Community.** Provide the Parish facilities that support community building.

**Faith Formation and Education.** Enhance the educational experience for parishioners and the current student population.

**Leadership.** Support the teachers, faculty, and parish and school staff with their operational and programming needs.

**Operations and Maintenance.** Address deferred maintenance and continue to improve operations and functionality of facilities.

# One Plan Priorities

## Priority Areas for Future Investment

*Educational  
Amenities*

*Community  
Gathering  
Space*

*Places for  
Worship &  
Service*

## Most Favored Improvements

- Invest in facilities to maintain academic excellence across both campuses.
- Remove the SJ Convent to expand outdoor recreation for the SJ school.
- Add a Community Hub to the SJ campus.
- Replace the current SFX rectory with a new community hub.
- Consolidate administrative offices to the SJ campus.
- Enhance play areas and green space across both campuses.
- Renovate the SJ rectory to provide consolidated priest living space.



# St. Joseph Campus

As a direct response to providing the Parish community gathering spaces, places for worship, and enhancing academic excellence, new supportive facilities and beautification improvements have been envisioned on St. Joseph's campus.

The vision includes:

- A New SJ Play Area**
  - » Remove the convent for a new play area.
- B SJ School Building Enhancements**
  - » New entrance to the gym to improve safety and circulation.
- C Lake & Ridge Landscape Enhancements**
  - » New signage, landscaping, and ornamental fencing.
- D New SJ Community Hub**
  - » Remove the annex building in favor of a new 7,550 GSF community hub which includes a large flexible community space, a catering kitchen, consolidated administrative offices, meeting rooms, and a courtyard. See page 33.
- E AC Installation in the SJ Church**
- F SJ Rectory Enhancements**
  - » Deferred maintenance and non-structural renovation to consolidate private priest living space.
- G SJ Parking Lot Improvements**



Ridge Rd

Forest Ave

Lake Ave

A

B

86

C

G

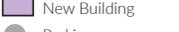
63

D

E

F

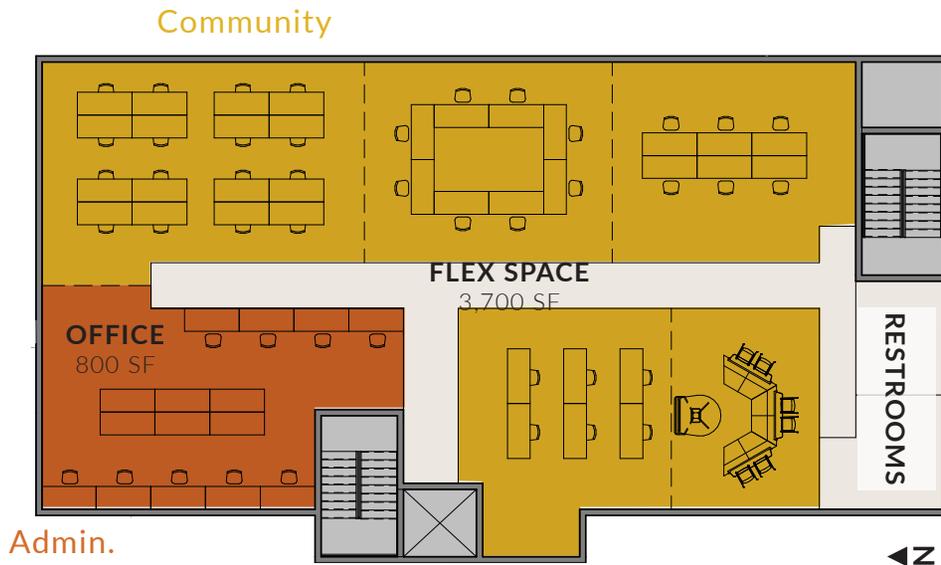
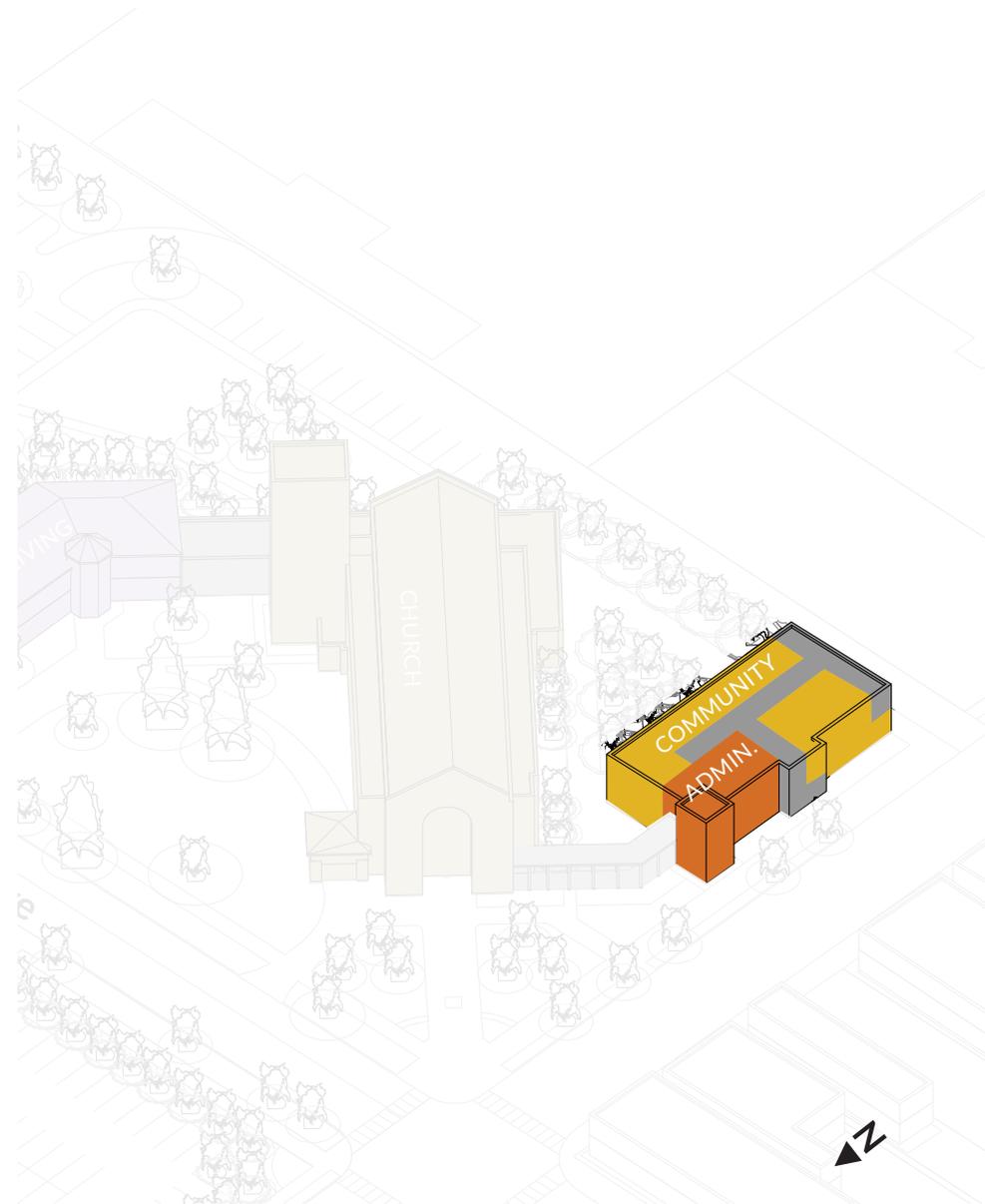
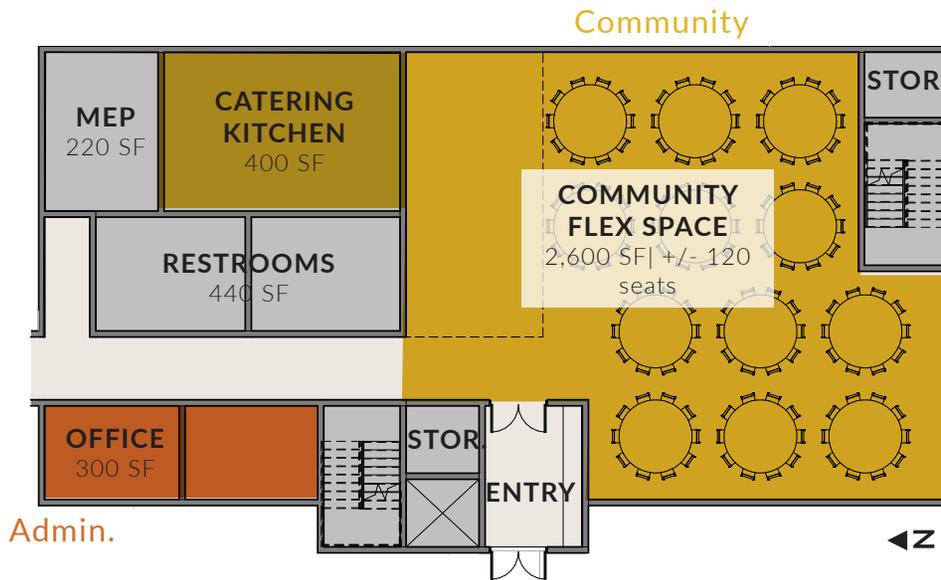
**Legend** 

-  Saints JFX Building
-  Building Renovation
-  New Building
-  Parking

St. Joseph Campus



D. SJ New Community Hub Conceptual Floor Plan



Gross Area 7,500 SF

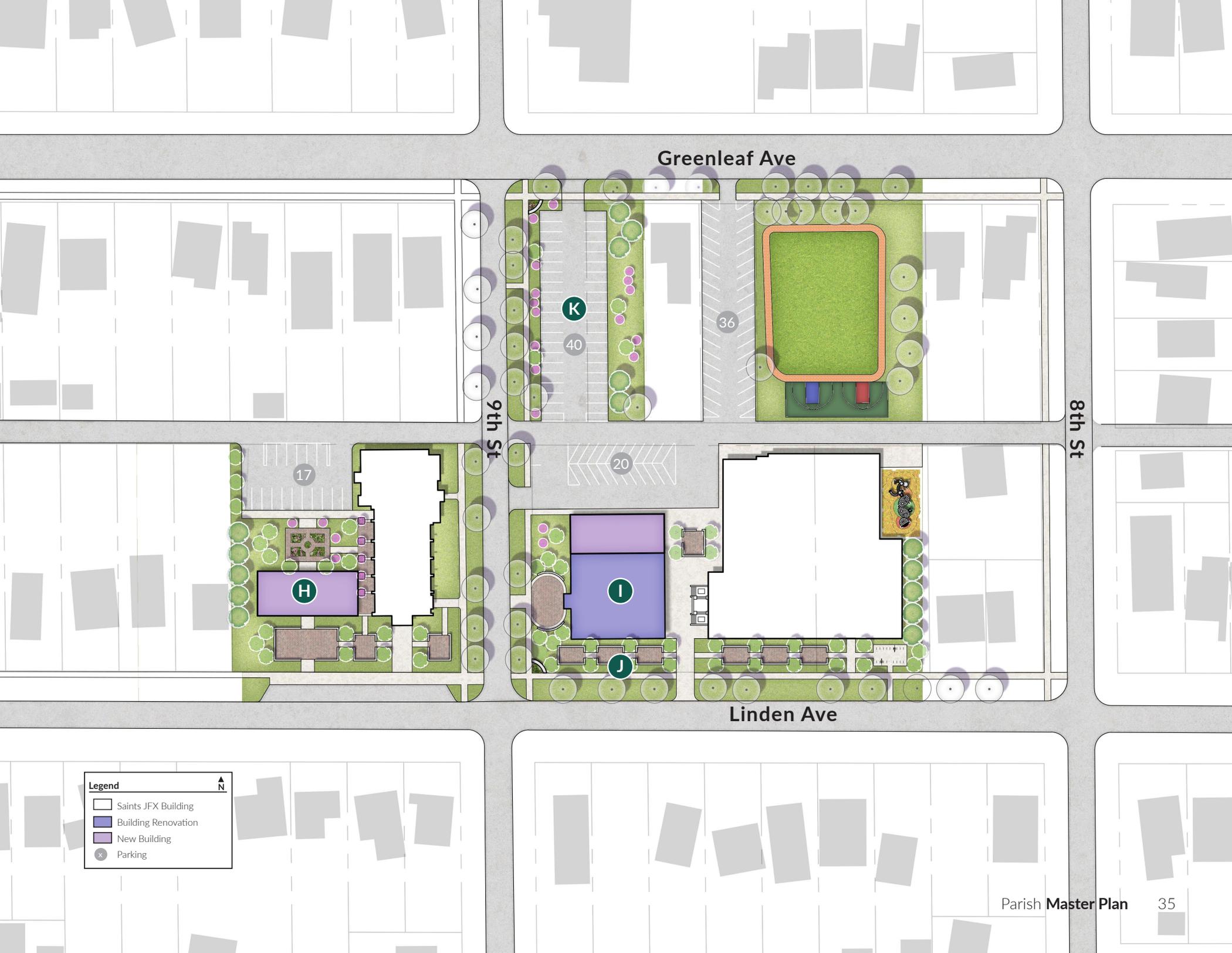
# St. Francis Xavier Campus

As a direct response to providing the Parish community gathering spaces, places for worship, and enhancing academic excellence, new supportive facilities and beautification improvements have been envisioned at St. Francis Xavier.

The vision includes:

- H New SFX Community Hub**
  - » Remove the current rectory in favor of a new 3,500 GSF one-story community hub, which will include flexible community space, administrative offices, overflow teacher/faculty/staff space, and an outdoor meditation garden. See page 37.
- I Renovation + Addition to SFX West School Building**
  - » Renovate and expand the SFX west school building to address deferred maintenance, meet current classroom needs, and improve the academic experience for the current students. See page 38.
- J Linden & 9th Landscape Enhancements**
  - » New landscaping, seating pockets, signage, bike racks, and outdoor classroom space create a welcoming and activated entrance to the campus. Parking and circulation in front is removed to improve safety.
- K New SFX Parking Lot**
  - » Remove Parish Building which is in poor condition to create additional parking and/or play space. All Parish administrative uses would move to St Joseph Campus. Net gain of 38 parking spaces.





Greenleaf Ave

8th St

9th St

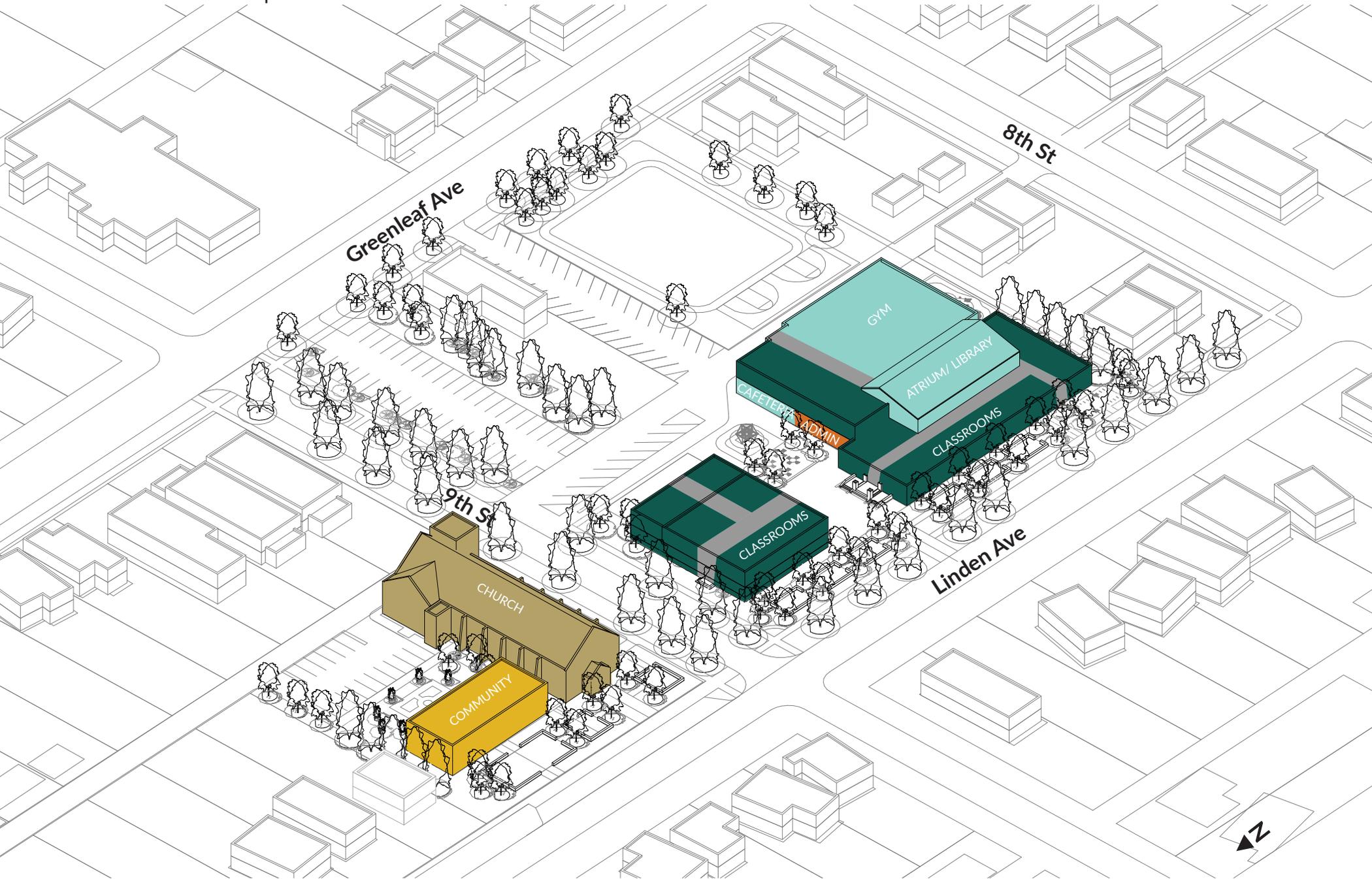
Linden Ave

**Legend**

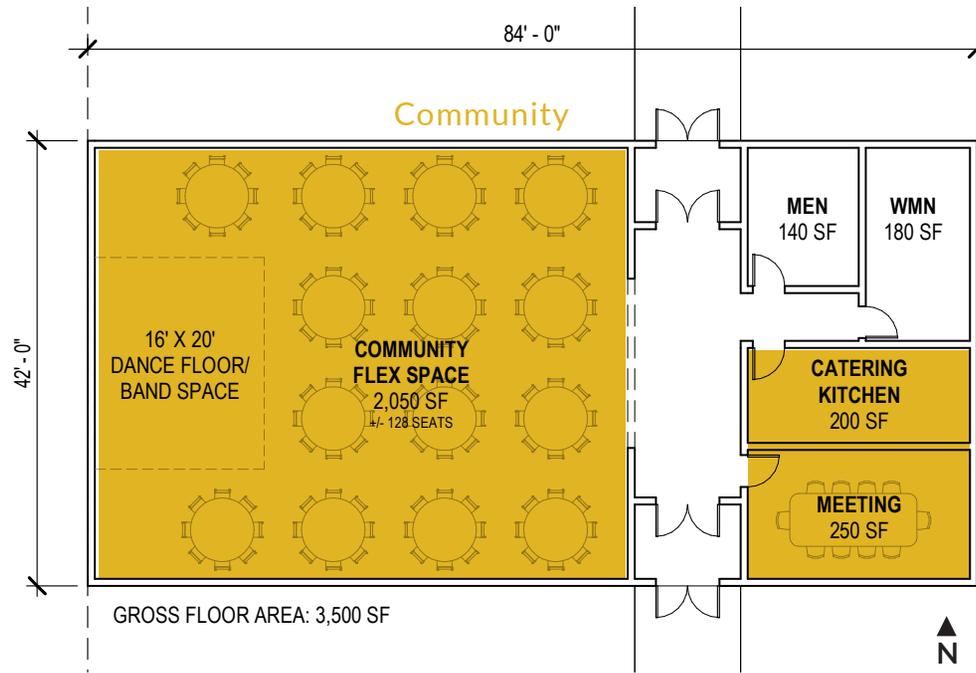
- Saints JFX Building
- Building Renovation
- New Building
- Parking



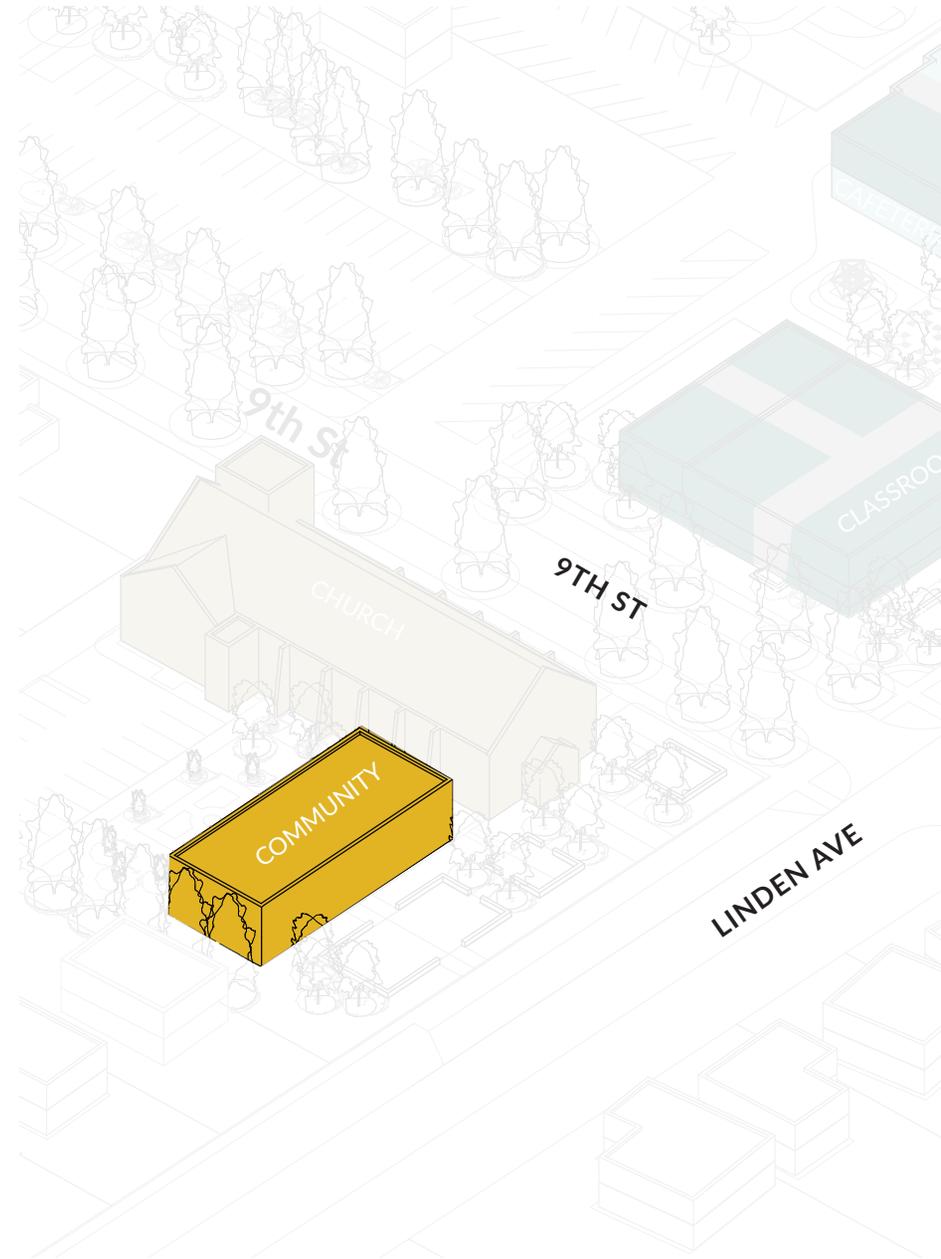
St. Francis Xavier Campus



# H. New SFX Community Hub Conceptual Floor Plan



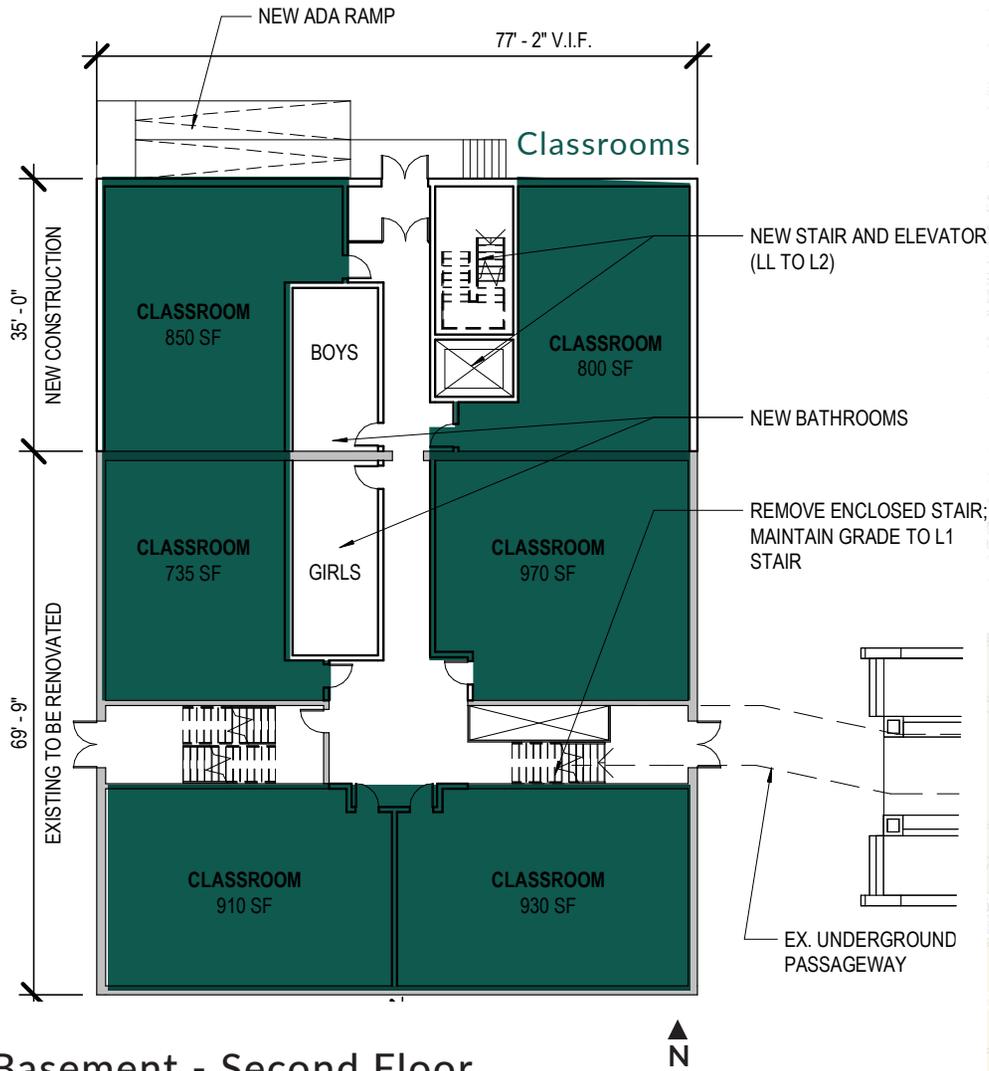
First Floor



Gross Area 3,500 SF

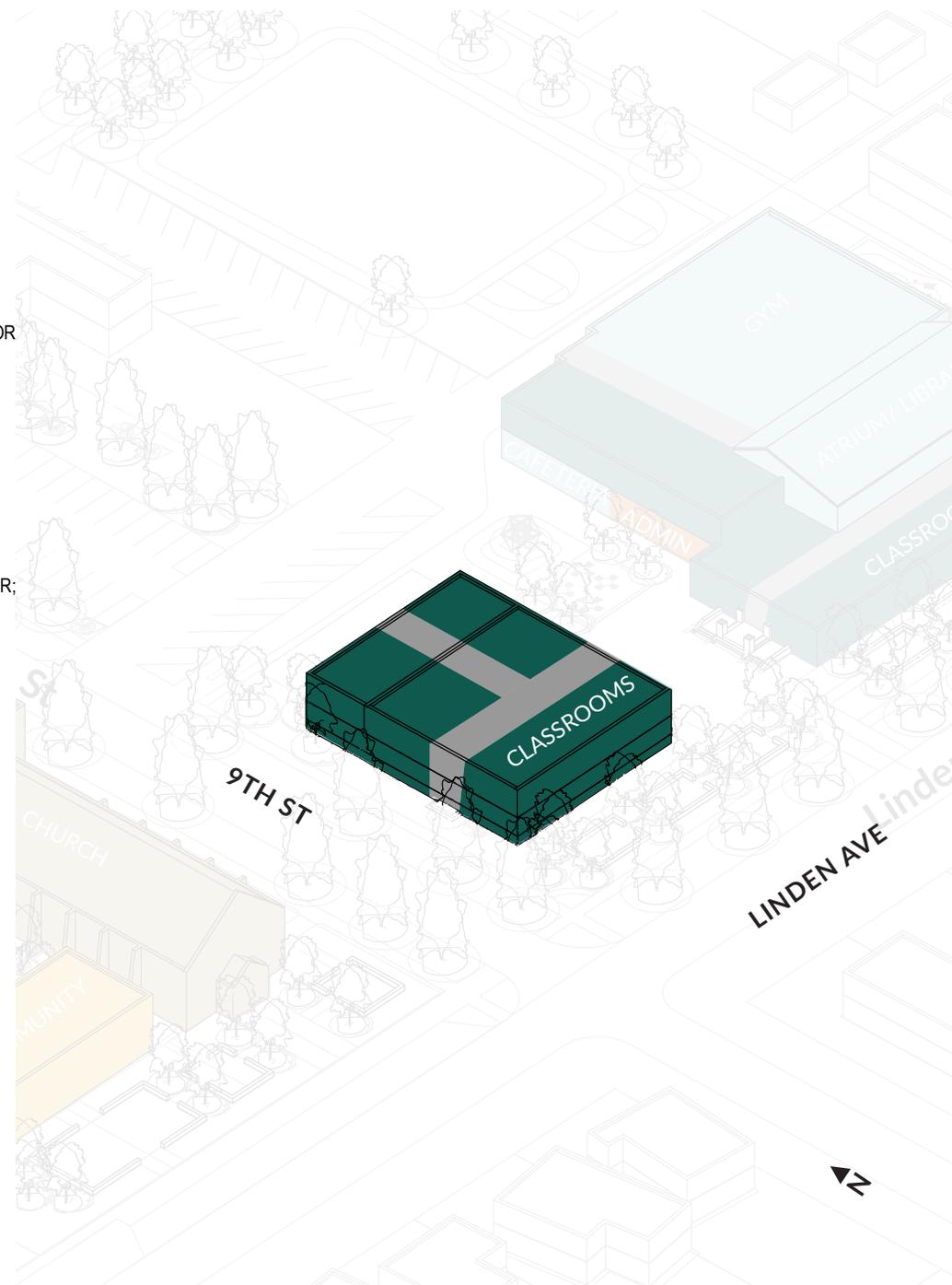


I. Renovation + Addition to SFX West School Building Conceptual Floor Plan



Basement - Second Floor

Gross Area 24,300 SF





# Implementation

Overall, phasing and implementation of this Plan should be a deliberate and collaborative process that considers the needs and priorities of the Parish. Phasing and implementation will hinge on various factors such as budget, available resources, and community preferences.

By prioritizing essential improvements initially and gradually incorporating enhancements as funding and resources allow, the Parish can realize the One Plan. General guidelines for phasing and implementation include:

- Prioritize essential improvements.
- Consolidate projects where feasible.
- Consider on-going maintenance and operation needs.

The plan remains conceptual and will only proceed if funding is secured and approved. Currently, no funds are available for improvements. If funding is secured, further design and engineering will need to be conducted collaboratively with the community.

## Implementation Chart

The following page organizes the Saints JFX One Plan improvements into a user-friendly matrix. The implementation chart provides a description, project budget estimate, and priority level for each improvement.

**Description.** The description provides an overview of the projects and enhancements that are a part of each improvement.

**Project Budget Estimates.** Each improvement project includes a planning level budget estimate range. Numbers shown include soft costs and contingency.

**Priority Level.** The improvements include a priority level - high, medium, or low - which reflect the community's ranking of the improvements during the final presentation and survey.



IMPROVEMENT	DESCRIPTION	PROJECT BUDGET ESTIMATES	PRIORITY LEVEL	
<b>SAINTS JFX ONE PLAN: IMPROVEMENTS</b>				
<b>A</b>	<b>SJ Convent Demolition + New SJ Play Area</b>	Convent demolition, SJ school façade improvements, driveway realignment, and new play area	\$1,150,000 - \$1,350,000	HIGH
<b>B</b>	<b>SJ School Building Enhancements</b>	New entrance to the gym	\$850,000 - \$1,050,000	HIGH
<b>C</b>	<b>Lake &amp; Ridge Landscape Enhancements</b>	New signage, fence, and landscaping improvements.	\$650,000 - \$850,000	MED
<b>D</b>	<b>New SJ Community Hub</b>	Annex demolition and new two-story community hub   first-floor flexible community space and catering kitchen; second-floor administrative offices and flexible community/ admin meeting space	\$5,450,000 - \$5,650,000	HIGH
<b>E</b>	<b>AC Installation in the SJ Church</b>	AC installation, refer to Parish operations maintenance tracker. Add an interior cry room.	\$700,000 - \$900,000	MED
<b>F</b>	<b>SJ Rectory Enhancements</b>	Deferred maintenance and non-structural renovations to accommodate 5-6 private living spaces for priests.	\$3,450,000 - \$3,650,000	MED
<b>G</b>	<b>SJ Parking Lot Improvements</b>	Driveway realignment and civil/site improvements.	\$350,000 - \$550,000	LOW
<b>H</b>	<b>New SFX Community Hub</b>	Rectory demolition and new one-story community hub with a large flexible community space, catering kitchen, and meeting room	\$2,450,000 - \$2,650,000	HIGH
<b>I</b>	<b>Renovation + Addition to SFX West School Building*</b>	Renovation and addition to make ADA accessible and reconfigure to efficiently accommodate 18 classrooms. Maintains underground connection to east school building.	\$11,900,000 - \$12,100,000	MED
<b>J</b>	<b>Linden &amp; 9th Landscape Enhancements</b>	New signage and landscape/hardscape improvements.	\$650,000 - \$850,000	LOW
<b>K</b>	<b>New SFX Parking Lot</b>	Demolition of SFX Parish Building/Annex, parking lot, and landscape improvements.	\$450,000 - \$650,000	LOW
<b>L</b>	<b>Other Deferred Maintenance</b>	Refer to parish operations maintenance tracker for maintenance to SFX Church, SFX East School Building, and SJ School Building	\$1,850,000 - \$2,050,000	LOW

Notes:

Project Budget Estimates are for planning purposes only and each line item reflects a total project budget cost including soft costs (10-15%), contingency (10%), and FF&E when appropriate.

\*Project budget estimate includes budget for temporary classroom facilities and utilities.



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Saints JFX  
One Plan

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