

**COMMUNITY CENTER
FREQUENTLY ASKED QUESTIONS
OCTOBER, 2006**

The following “Question and Answer” are not listed in order of importance but more of sequence.

1. – Question: What is the St. Anthony’s “Community Center”?

Answer – The community center is a building that will be located where the student lounge and little house stood and will encompass the following.

- One High School Regulation basketball court and/or three practice courts:
- Bleacher seating for 350-700
- Assembly seating for 900-1000
- Banquet seating for 400-500
- Restrooms (12 women’s and 8 men’s)
- Concession Space
- Flexible space based on program requirements
- Teacher lounge
- Classrooms – (6) 20x22 each or (3) 20x45 each
- Modifications to the exterior of the existing Social Hall, to unify the structure with new construction.
- Much needed upgrades to the kitchen facilities would also be done at this time.

2 - Question - What were the neighbors so concerned about that caused so much delay?

Answer – Two of the neighbors decided to head up a neighborhood committee to protest the structure in its entirety due to parking concerns. We met with the neighbors in town hall meetings to hear and address their concerns, and to explain that the traffic was not going to increase on the campus and that events and meetings that were once being held at the Church will now be held at the new center. These two neighbors did not believe us and would rather see us move. Most of the neighbors left the meeting comfortable with the project. These two neighbors campaigned to recruit more neighborhood opposition and then proceeded to stop the project.

3 - Question – What where the delays?

Answer – When the neighbors found out that the planning department had approved the project with very little conditions the neighbors hired an attorney, known for delaying projects based on environmental statutes, and then appealed the decision of the planning department up to the planning commission and filed a lawsuit. The planning commission voted and unanimously approved the project. The neighbors with their lawyer appealed that decision up to the city council. The city council unanimously approved the project again. Then at that point, the neighbors could make their last appeal to a judge for arbitration. We chose to settle due to further cost and delay and the possibility that the judge might compromise the building and placement in trying to attain compromise between the neighbors and us. This process of setting up the legal defense, coordinating

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lawyers calendars and performance, getting on the different meeting agenda of agencies that come together once a month, and negotiating a settlement caused us 12 months of delays.

4 - Question: Why did we settle with the neighbors?

Answer: After the city council unanimously approved the community center the neighbor's last recourse was to appeal to a judge for arbitration. We chose to settle due to further costs and delays to the project and the possibility that the judge could compromise the building and building placement in trying to attain compromise between us and the neighbors. At the end of the day the compromise mainly brought one change and that was the increase of the back auxiliary parking.

5 - Question: I heard we also ended up paying some of their attorney fees?

Answer: Part of the settlement was a request from the neighbors to pay for \$10,000 of their legal fees. When we evaluated the \$100,000 cost of fighting the appeal we felt it would be prudent to get the settlement done so that we could start the project. We were not happy what so ever in making this payment. Since the neighbors ended up getting basically what was offered them back when we had met with them at our town hall meeting. Donations from private individuals outside the Building Fund covered these costs.

6 - Question – What caused the costs to increase?

Answer – The period of time it took to get to a settlement and provide that to the city so they could get out of the lawsuit and release the permit to St. Anthony's to start the project happen at a time where the economy saw a 30% to 40% rise in building material. This rise was due to high gasoline prices and intense local, regional, national and global demands on building material, i.e. steel, asphalt, and concrete. These make up 85% of our community center building.

7 - Question – How much is the community center now going to cost?

Answer: The original cost of the center was around \$5 million dollars. We received pledges of \$3.6 million and had another million in the bank with the ability to borrow the rest from the Diocese. NOW the cost has increased, due to the delays, to \$6.2 million.

8 - Question: How are we going to make up the shortfall?

Answer: The shortfall will be made up through further fund raising and the call for stewardship.

9 - Question: - How will you be able to build the building if you do not have all the money?

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Answer: We have received approval to borrow from the Diocese with a partial part of the Parish's endowment being used as collateral.

10 - Question: - Who is watching that the money is being spent correctly and that the building is being built correctly?

Answer: The community center committee, working with the facilities committee, headed by Zetta Hadden, the finance committee, headed by Paul Lilles and the diocese has put together a building committee made up of Tom Neumeier, John Bonadelli, John A. Ferdinandi, and Gulianno DiCicco. This represents many years of proven knowledge in construction, finance, management, engineering, and logistics. These parishioners report back to the Diocese and the related committees on all decisions. We have also hired Frank Cornell a General Contractor who has built many of the large gymnasiums and centers around Fresno to be our Construction Manager on the project. This team meets weekly with Frank to review all bids, scope of work and percentage payments of jobs completed. Frank is also a parishioner of St. Anthony's.

11 - Question: - Will parishioners be able to bid on aspects of the center?

Answer: There has been an extensive bidding process that was made known to all interested parties. All bids are reviewed and are being locked in on an as needed basis to ensure timely construction but to make sure all bids have been given proper evaluation.

12 - Question: - When will the center be completed?

Answer: We started construction this August of 2006 and look to be completed by fall of 2007.

13 - Question: - Why has the kindergarten playground been removed?

Answer: The kindergarten playground has been removed to make room for the new center. A new, more modern one will be built for the kindergarten on the southeast end of the building once completed.

14 - Question: - Why were the soccer fields disrupted?

Answer: In order to meet the auxiliary parking requirement that was placed on the project by the neighbors during the settlement. We had to increase the Basketball/Volleyball court asphalt south to accommodate the added auxiliary parking stalls. This ended up compromising the large north south field that sits east on the campus. The fields have now been reconfigured so that at the end of the day we still have one large and two small soccer fields, which equates to a net loss of one small field.

15 - Question: - Why did only 35% of the school parents give to the project?

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Answer: Many school parents are parishioners of other parishes and might have interpreted the community center as strictly a St. Anthony parish project, thus not seeing that their support is required. This is not the case. The truth is that the school students will have the highest usage of this center and that all school parents should recognize this need and this reality and answer the call for help. Additionally, some parents were aware of the pending lawsuit with the neighbors and wanted to make sure we got passed that and started construction i.e. a “real project”. Also, the PTO will be contacting all parents that have not committed yet to assist them with their decisions.

16 - Question: What can I do to help?

Answer: Please pray to our Lord for yourself and others to look at the blessings that he has given you. If you feel that he has provided you more than you truly need then pray to recognize that the Lord looks upon you to share with others the blessings he has given you. These blessing are of time, treasure and talent - the essence of Stewardship. Our community center is going to touch many, many souls and create many beautiful memories in the name of our Lord. We invite all who have not participated in this project to do so and that those who have, to consider further help, and please believe that the sharing of your gifts from God will come back to you from God even greater. Another way to help is simply through word of mouth. Sharing with others that information and/or Commitment Cards for the Center are available on either the School or Church websites. May God bless all of you through the Holy Spirit with patience, kindness and support through the construction of our Parish/School Community Center.

Additional questions for the FAQ.

Question: Referencing your website's FAQ, #15.

I attended the St. Anthony's School PTO meeting, held on 10/12/2006, which several of the Community Center Committee members attended, and I didn't hear the PTO agree to or be associated with making phone calls to school families on behalf of fund raising.

Answer: The intent was not as much to solicit the PTO name for the fund raising campaign, as it was to ask the PTO for help in making calls to the school families. Our request was simply to communicate the need to raise more money and the future value of the project for our children. Their goal is for school families to make telephone calls and request support for the building campaign.

Question: Why were the swings removed and not just relocated?

Answer: The swings cannot be relocated until the city clears our location for the swings. We plan to relocate the swings along the current tree line that separates our east and west fields. Any play area must meet state guidelines for safety and these guidelines require a cushion on the ground usually consisting of bark or foam particles

Question: Why has the kindergarten playground been removed and where is the \$25000 that the PTO gave towards the new playground?

Answer: Our kindergarten playground was removed because it was located in the center of our construction site for our new Parish Community Center. In our vision for the future, the administration worked with our PTO to prioritize and set aside \$25,000 in surplus PTO funds for construction of a new kindergarten playground. That money is residing in a restricted fund account earning maximum interest in the school's saving account. Additionally, the new kindergarten play area will be an improved design for our children complete with play features that allow them to play safely and creatively.