



# Saint Rose of Lima ONE Building Committee

- Agenda

- Please sign in!!
- Welcome
- Purpose of this meeting
- Opening prayer
- Introduction
- Background
- Master Plan Update Process and Results
- Cost and Schedule
- Questions
- Closing comments
- Closing prayer



# Master Plan Participants

## **ONE Building Committee**

- Lance Alexis
- Jose C. Portillo Chavez
- Will Moorehead
- Eugenio Rayo
- Leanne Rayo
- Jim Rose
- Jeff Laney
- Dawn Terrell
- Neal Terrell

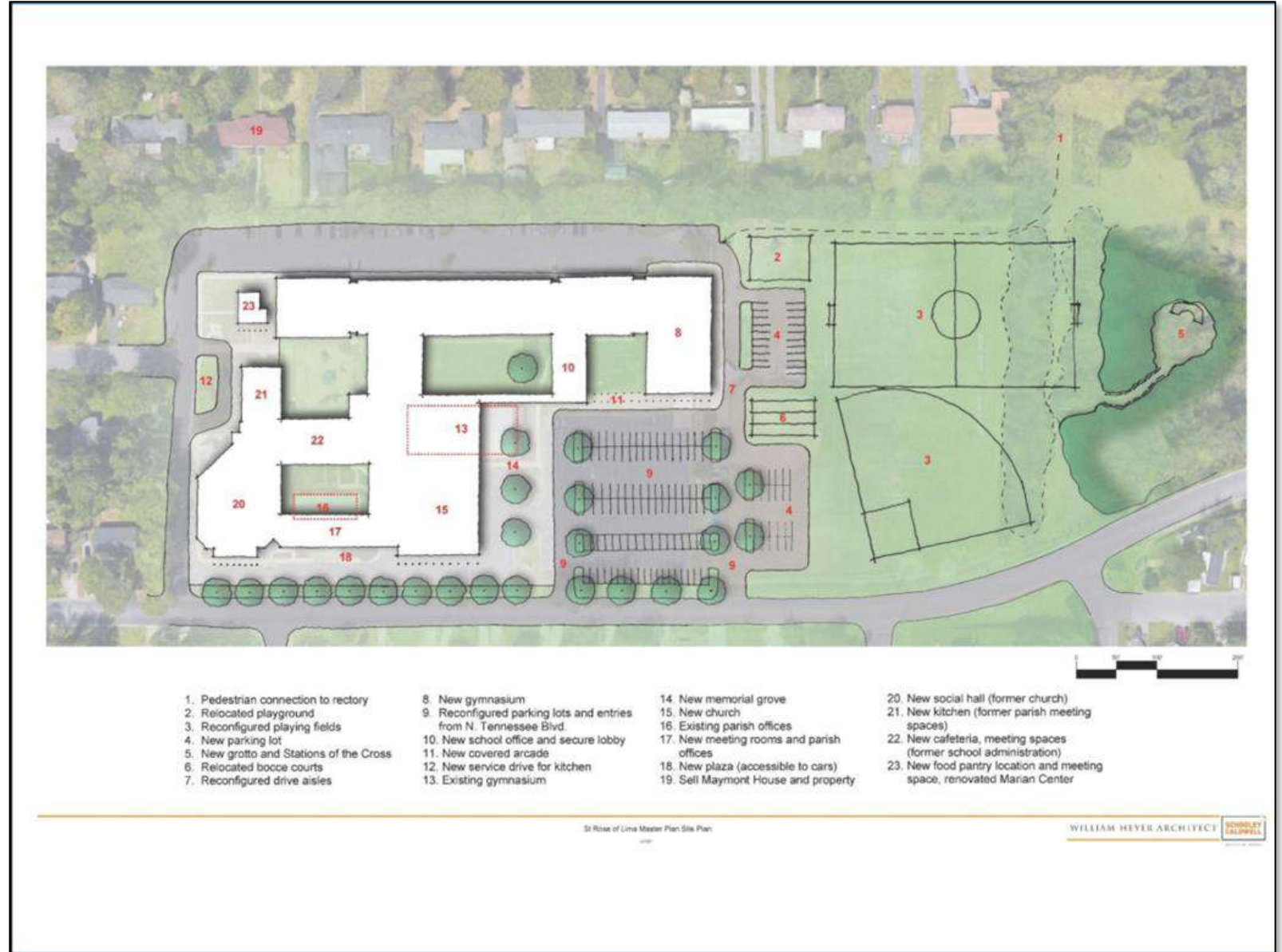
## **Parish Leadership**

- Father Chris Nunes
- Father Cyriac Kurian
- Father Avelino
- Sr. Catherine Marie
- Karin Gleason
- Lori Heil
- Ben Smith
- Amy Swartz
- Bill Wright

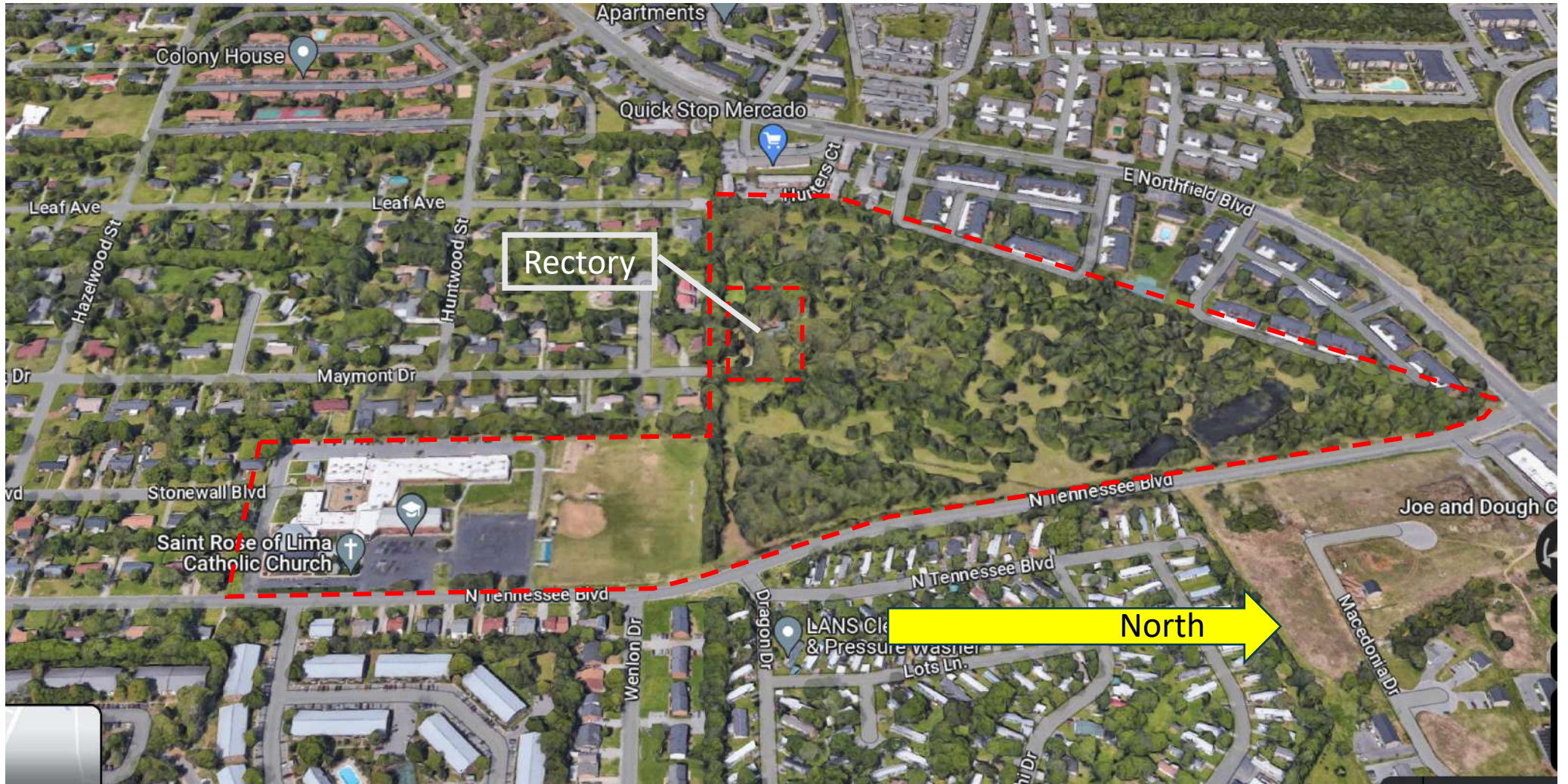
## **Others**

- Deacon John D'Amico
- Jose Cruz
- Linda Edwards
- Mitchell Frank
- Jorge Gonzalez
- Elaine Jones
- Leslee Dodd Karl
- Cecelia Luna
- Laura Morales
- Jay Quinby
- James Rohr
- Bill Smith
- Moises Vasquez
- Peggy Yeager

## 2020 Master Plan (plan view)



# Site Orientation





# Background The “Why”



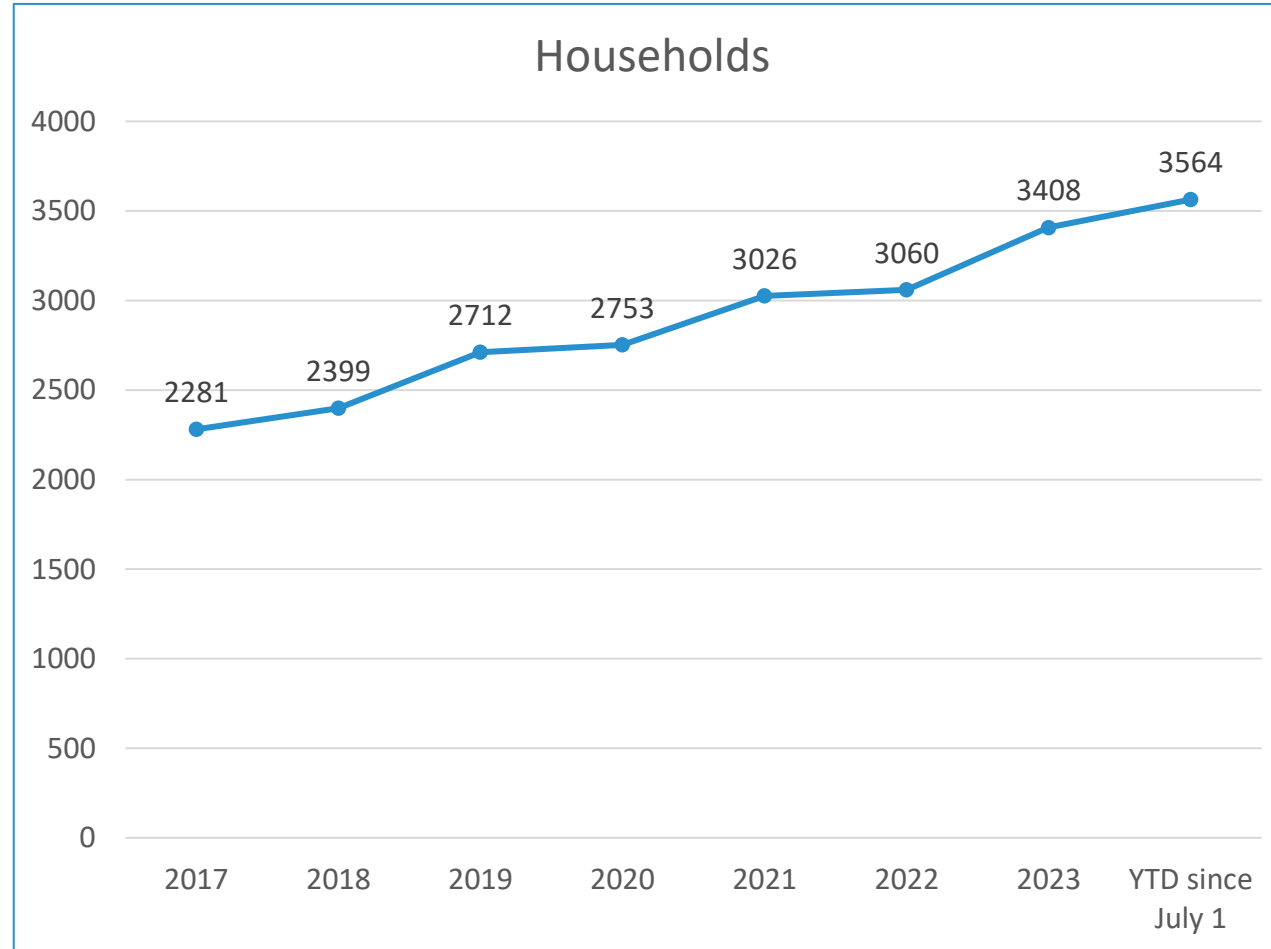
# Building History

- 1929 – 1953 Chapel on Lytle and University
- 1953 New church-classroom on existing site
- 1958 Additional classroom
- 1963 New auditorium and gymnasium building
- 1975 Upper Jo Call Room
- 1977 Existing church built
- 1988 Pipe organ renovated and enlarged
- 1992 New Jo Call Room and 12 classrooms
- 2001 Enlarge church, new baptistry, chapel and 8 classrooms
- 2008 School addition 14,668 sf
- 2024 – 16 years....



# Saint Rose of Lima - Household Growth

Average Annual Growth Rate 6.5%

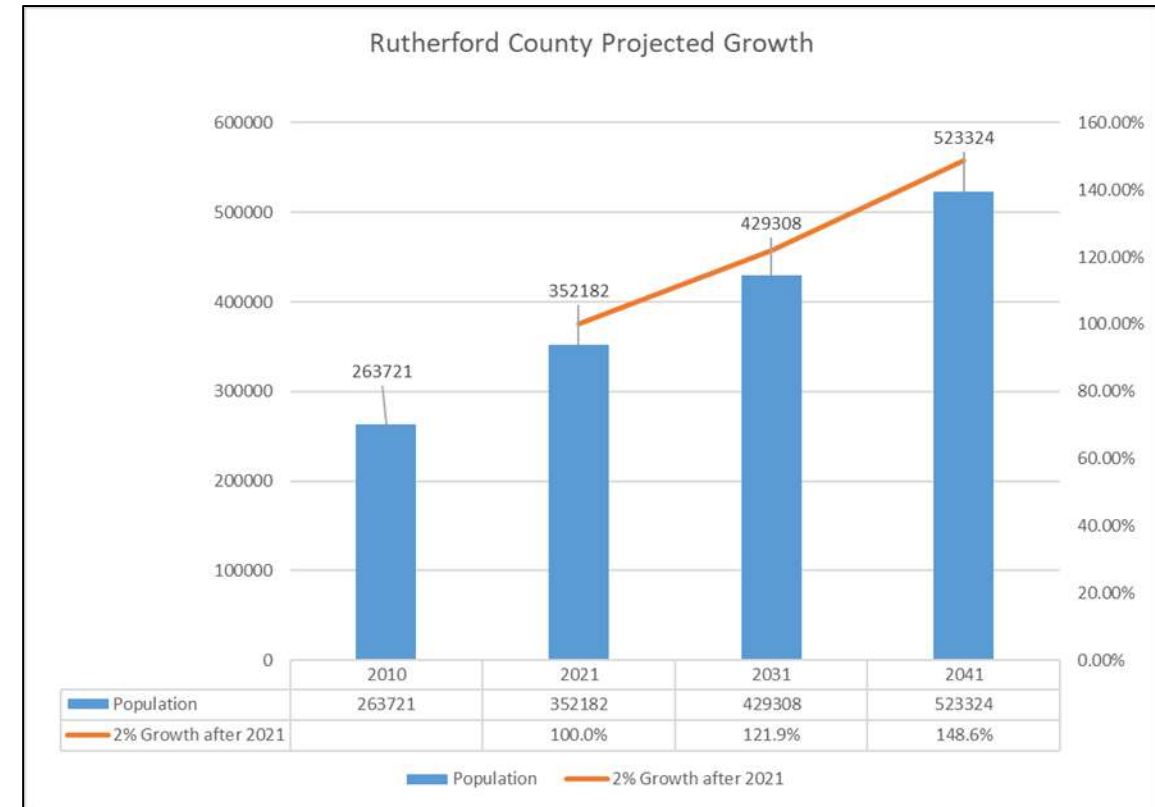


# Rutherford County - Population Growth

- Between 2010 and 2021, Rutherford county had the largest growth of any county in Tennessee.
- The population grew from 263,721 to 351,202
  - 88,461 residents or **33.2%**. (2.6% CAGR)
- The county is expected to grow about 2% a year for the next two decades.
  - In 20 years at **2%** growth the population will increase another **48.6%**.
- We have roughly six families per week joining the parish.

- [USAFacts.ORG - Rutherford County, TN population by year, race, & more | USAFacts](https://www.usafacts.org/States/Tennessee/Rutherford-County)

- U.S. Census Bureau and Boyd Center for Business and Economic Research, Univ Tennessee





# Saint Rose of Lima Ministries

- Between 65 and 70 Ministries (includes English and Spanish)
  - 33 ministries need meeting space
  - 14 need storage space (not including school)



Ministry		Pillar	Meeting Siz	Type of Setu	SF Need
Baptismal Preparation		Spiritual	3	Boardroom	120
Legion of Mary		Apostolic	5	Boardroom	200
Homebound Visitation		Spiritual	20	Banquet	240
St. Rose Women's Ministry		Human	20	Banquet	240
Baptisms	Spanish	Spiritual	20	Banquet	250
Charismatic Group (English)			25	Banquet	300
Haiti		Apostolic	8	Board	325
Divorce Ministry			15	Classroom	360
Giving Tree		Apostolic	3	Banquet	360
OCIA		Intellectual	30	Banquet	360
OCIA	Spanish		30	Banquet	360
Troops of Saint George			40	Reception	380
Bridge Ministry		Apostolic	10	Boardroom	400
Cursillo		Spiritual	10	Boardroom	400
Facilities and Grounds		Human	10	Boardroom	400
Wedding Ministry		Spiritual			400
Catholic Men's Faith Group		Intellectual	35	Banquet	425
Boy Scouts			50	Reception	475
Adult Study/Formation (Apologetics)		Intellectual	20	Classroom	480
Homeschool Group		Intellectual	20	Classroom	480
Marriage Group	Spanish	Spiritual	40	Banquet	480
St. Rose Ladies Guild-President		Human	12	Boardroom	485
Cub Scouts			25	Classroom	600
Fidelis - Middle and HS Girls			50	Banquet	600
Fraternus - Middle and HS Boys			50	Banquet	600
Knights of Columbus		Human	25	Classroom	600
Parish Council			15	Boardroom	600
Food Pantry		Apostolic		Custom	625
Extraordinary Ministers		Spiritual	50	Classroom	1200
Lector Ministry		Spiritual	50	Classroom	1200
Adult Bible Study (Mon. nights)		Intellectual	60	Classroom	1440
Coffee and Donuts		Human	125	Banquet	1500
Hospitality-Welcoming		Human	125	Banquet	1500



# Saint Rose of Lima School

- We have roughly 400 students in Pre-K through 8th grade.
  - School could handle about 500 if some additional flex rooms were added
  - At 2% annual growth over the planning period, attendance would be 592 students
- PSR has over 325 students, 481 at end of planning period.
- There is a current critical need for storage space
- Current critical need for flex rooms



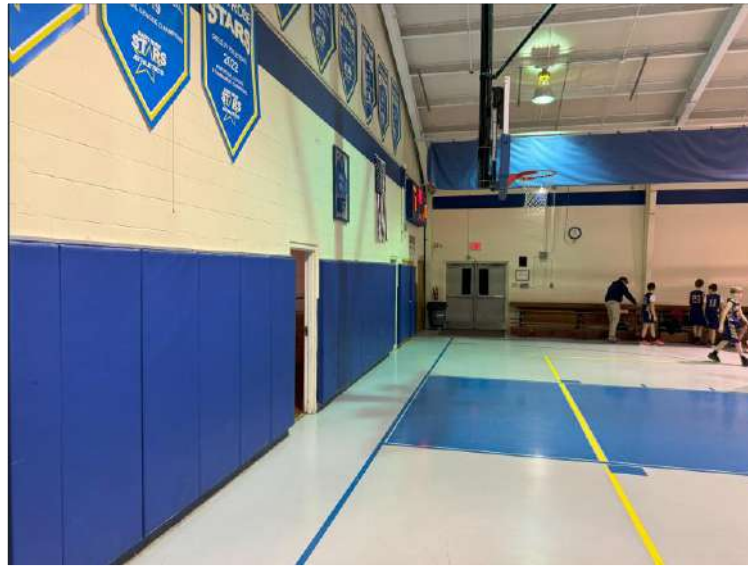
# Athletic Fields

- Soccer and baseball fields overlap limiting usage to one sport at a time
- Baseball field not regulation size
  - ok for practice, not games
- During recess children use the soccer field. In cold weather when grass is dormant this negatively impacts the field.
- Storage for athletic equipment is a critical need.



# Gymnasium

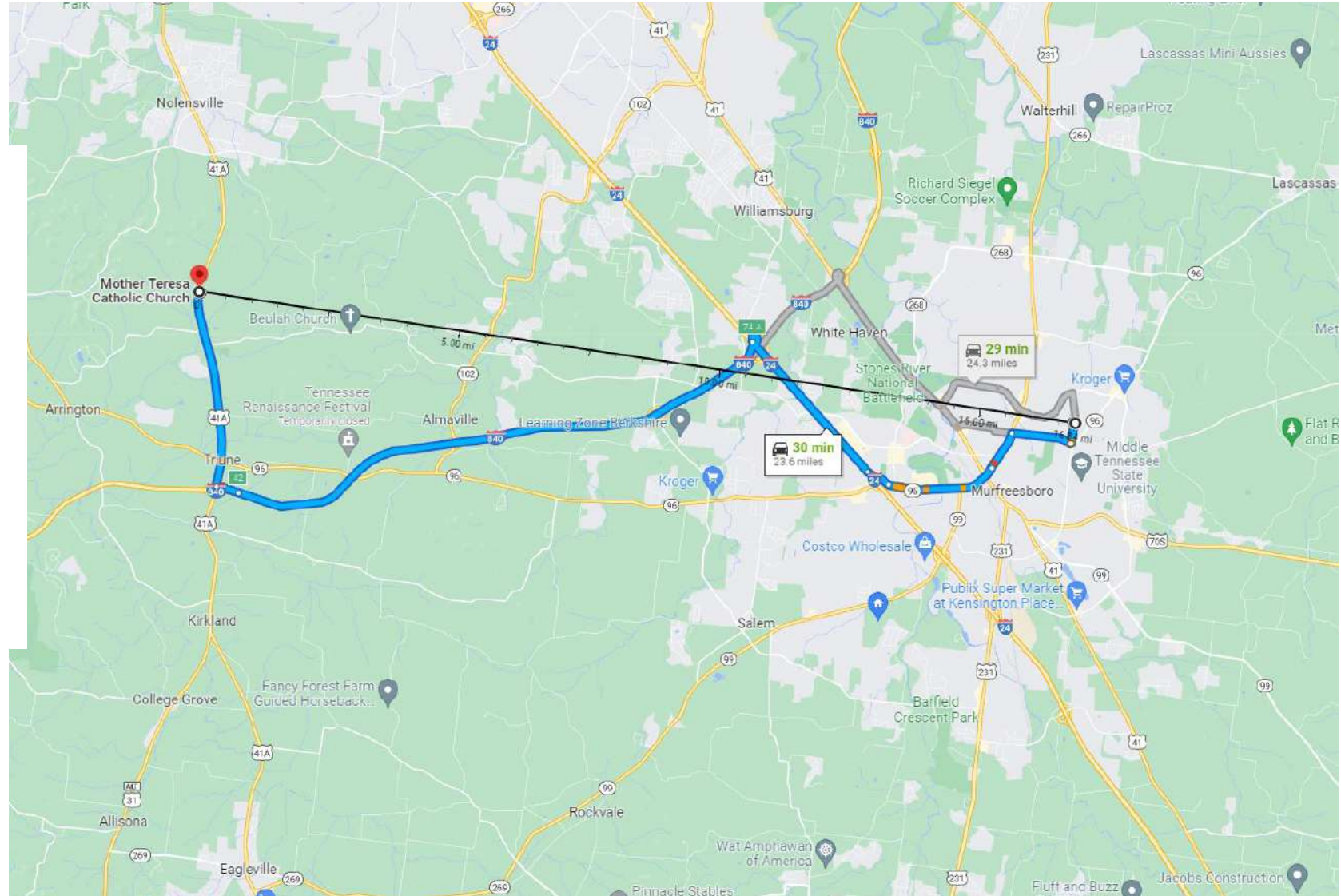
- Built in 1963
- Existing basketball court is 5' short of regulation size
- Gym is heavily used for basketball and large group gathering space
- Restrooms are too small and not ADA compliant
- Overall functionality is limited





## Distance to Mother Teresa Catholic Church and St. Michael Academy

16.8 Miles  
(as the crow flies)  
30-minute drive time





# Summary

- We have not added to our campus in 14 years
- Our population is continuing to grow
- Our school has needs
- Our ministries have needs
- Our sports teams have needs
- Our parish has growing pain issues
- We need to give “our” parish some love



# Goals of a Master Plan

- Set out a plan for the next 20 years.
- Satisfy the needs expressed by parishioners and ministry leaders
- Maximize benefit of physical campus both now and in the future
- Expand logically and economically
- What is not in the plan...detailed design

# 2020 Master Plan (internal view)





# 2020 Master Plan





## 2020 Overall Budget

	Budget
<b>Phase 0</b>	
Remove trees at Stonewall Property	\$20,000
<b>Phase 1</b>	
The reconfiguration of the athletic fields, the addition of new parking lots, and the renovation of both floors of the Marian Center for use as meeting spaces and offices.	\$607,000
<b>Phase 2</b>	
The new gym with a regulation-size basketball court, associated restrooms, concessions, and locker rooms, and the reconfiguration of the drive aisles and the parking lot entry from North Tennessee Boulevard.	\$3,257,000
<b>Phase 3</b>	
The demolition of the interior in the existing meeting and office spaces, the construction of the new school offices addition and the covered arcade connecting to the new gym and the renovation of the existing meeting and office spaces into the new kitchen and cafeteria.	\$2,214,000
<b>Phase 4</b>	
The demolition of the existing gymnasium, kitchen, Jo Call Room, and existing parish offices; the construction of the new addition including the church with its narthex and columbarium, arts rooms, library, meeting rooms, and parish offices; the renovation of the old church into a new social hall; and a new memorial grove and entry plaza.	\$21,018,000
<b>Grand Total</b>	<b>\$27,116,000</b>

## 2020 Master Plan (plan view)





# What has changed?

- Our need for parking was not fully met in the 2020 Masterplan
- Plan included adding school flex rooms but did not show classroom expansion.
- Plan did not specifically address school storage or janitorial space
- The 2020 plan shows a footprint for a single gym
- Population growth continues at a pace greater than 2%
- May 25<sup>th</sup>, 2023 Supreme Court decision may reduce the size of the wetland boundaries



# Master Plan Update Action Items

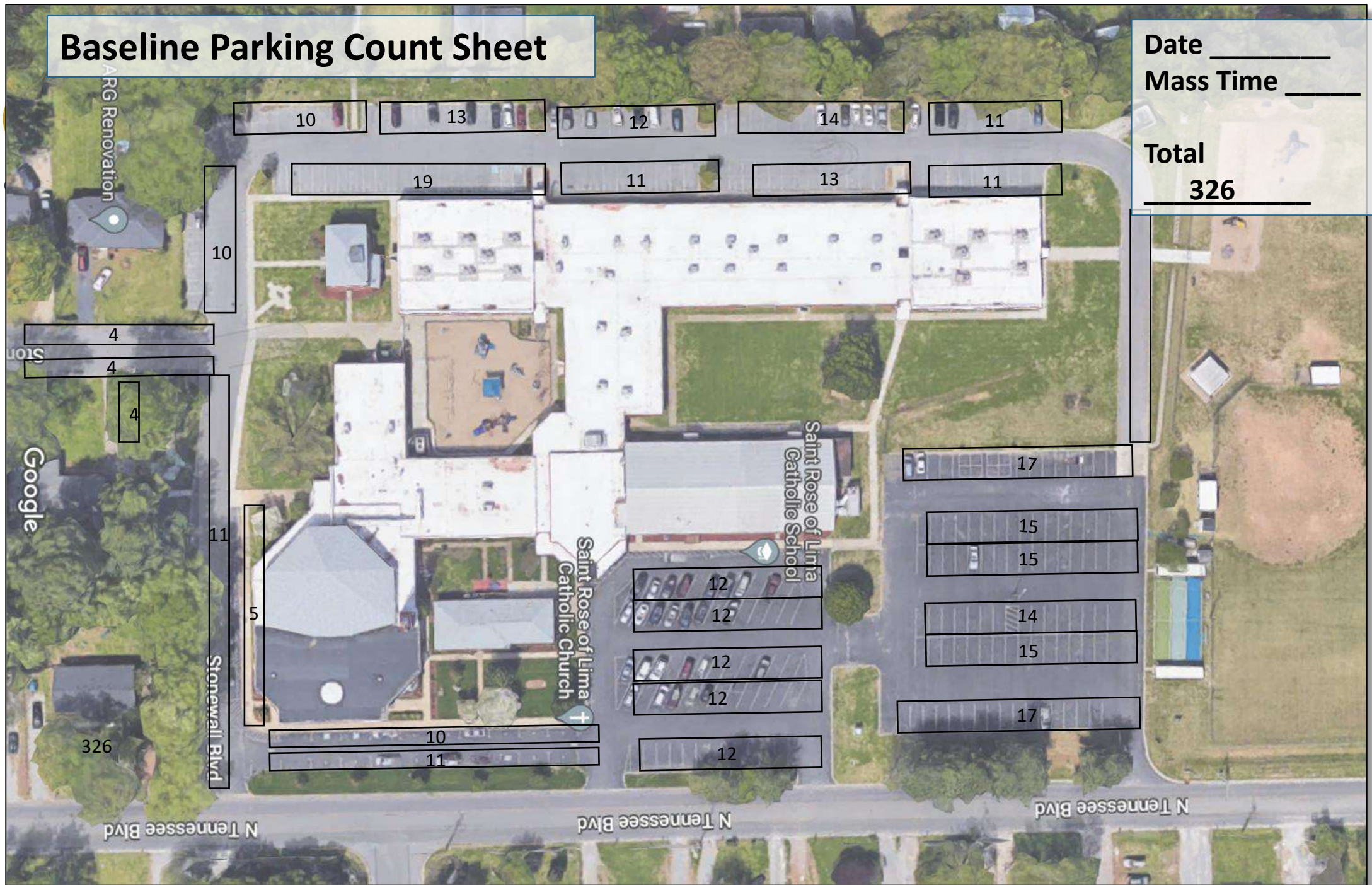
Wetland Delineation by Griggs and Maloney in March 2016 identified a number of wetland locations



# Baseline Parking Count Sheet

Date \_\_\_\_\_  
 Mass Time \_\_\_\_\_

**Total**  
326



10 13 12 14 11

19 11 13 11

10

4

4

4

17

15

15

14

15

17

12

12

12

12

12

5

10

11

326

N Tennessee Blvd

N Tennessee Blvd

N Tennessee Blvd

ARG Renovation

Ston

Google

Stonewall Blvd

Saint Rose of Lima Catholic Church

Saint Rose of Lima Catholic School



# Attendance and Parking

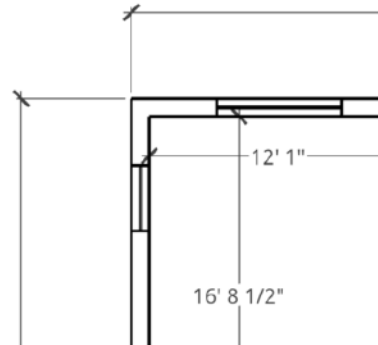
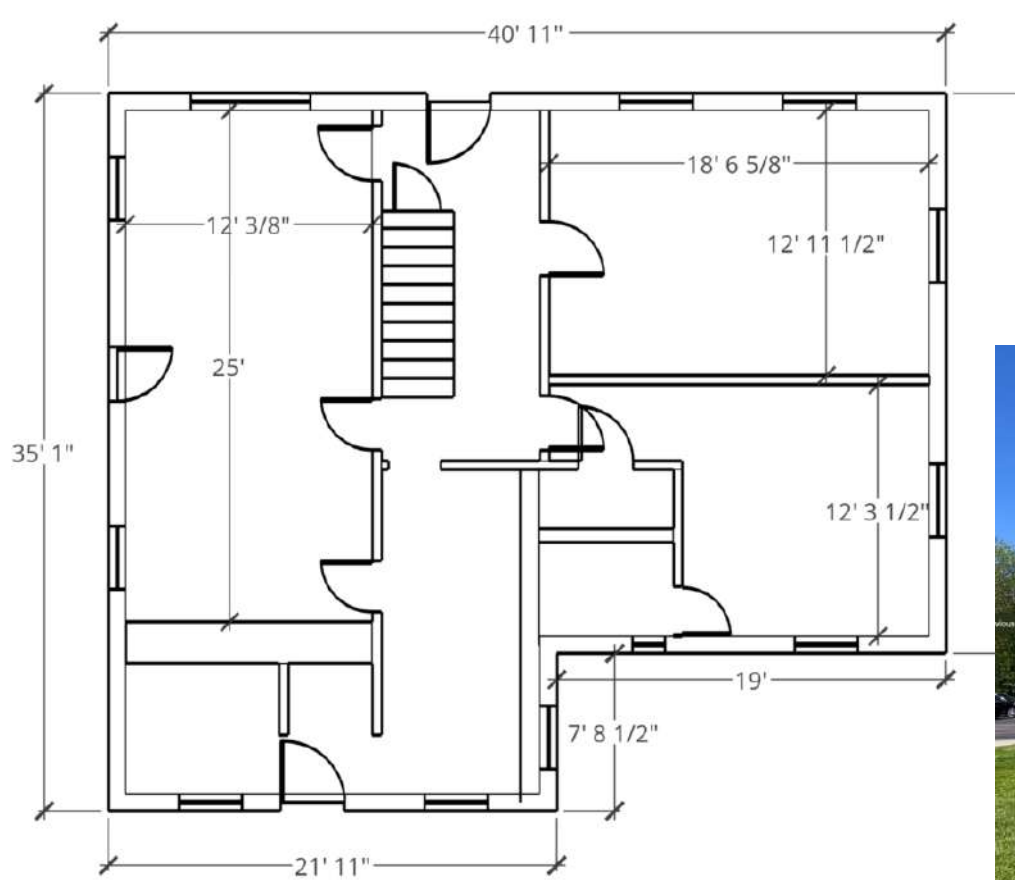
Date	7-May-23						15-May-23						24-Sep-23						22-Oct-23											
Mass Time	7:00		8:30		11:00		7:00		8:30		11:00		3:00		7:00		8:30		11:00		3:00									
Time	Left	Right	Left	Right	Left	Right	Left	Right	Left	Right	Left	Right	Left	Right	Left	Right	Left	Right	Left	Right	Left	Right								
-20				54		45		38		67		35		14	37		1	52		10	72		12	30		22	43		26	81
-15			12	57	32	51	4	22	8	39	17	22	31	41	8	25	15	27	4	80	20	24	5	55	10	16	2	58		
-10	15	123	18	50	10	25	4	14	29	47	13	30	8	52	5	45	17	25	21	47	5	13	19	23	18	61	15	97		
-5	7	13	8	43	30	86	1	39	19	62	29	68	10	33	27	79	30	112	23	88	15	43	12	65	19	129	19	53		
0	7	22	19	100	34	80	12	47	20	76	20	61	3	14	18	84	23	88	26	64	14	35	6	56	31	75	24	66		
5	3	6	22	31	9	13	10	15	17	43	19	41	2	3	14	42	12	51		62	6	13	13	40	19	44	18	33		
10			29	11	34	48	2	4	5	11	6	18		2	17		14	13	14	27	2	4	6	8	17	24	0	17		
15			14	7							5	9			15			5		24		18	5	4	2	3	2	24		
<b>Sub Total</b>	32	164	122	353	149	348	33	179	98	345	109	284	54	143	88	344	112	373	98	464	62	150	78	281	138	395	106	429		
<b>Total PPL</b>		<b>196</b>		<b>475</b>		<b>497</b>		<b>212</b>		<b>443</b>		<b>393</b>		<b>197</b>		<b>432</b>		<b>485</b>		<b>562</b>		<b>212</b>		<b>359</b>		<b>533</b>		<b>535</b>		
<b>TTL Sunday</b>						<b>1168</b>						<b>1048</b>								<b>1676</b>						<b>1104</b>		<b>1639</b>		
<b>Cars</b>		<b>142</b>		<b>257</b>		<b>330</b>		<b>129</b>		<b>207</b>		<b>207</b>		<b>128</b>		<b>228</b>		<b>235</b>		<b>207</b>		<b>124</b>		<b>202</b>		<b>256</b>		<b>207</b>		
<b>Ratio</b>		1.38		1.85		1.51		1.64		2.14		1.90		1.54		1.89		2.06		2.71		1.71		1.78		2.08		2.58		

## Key Takeaways

- About 1,650 people attend mass each Sunday
- 11:00 AM and 3:00 PM Masses are the busiest
- Average 2 to 2.5 people per car
- Current parking need is 280
- Future parking need is around 500



# Marian Center



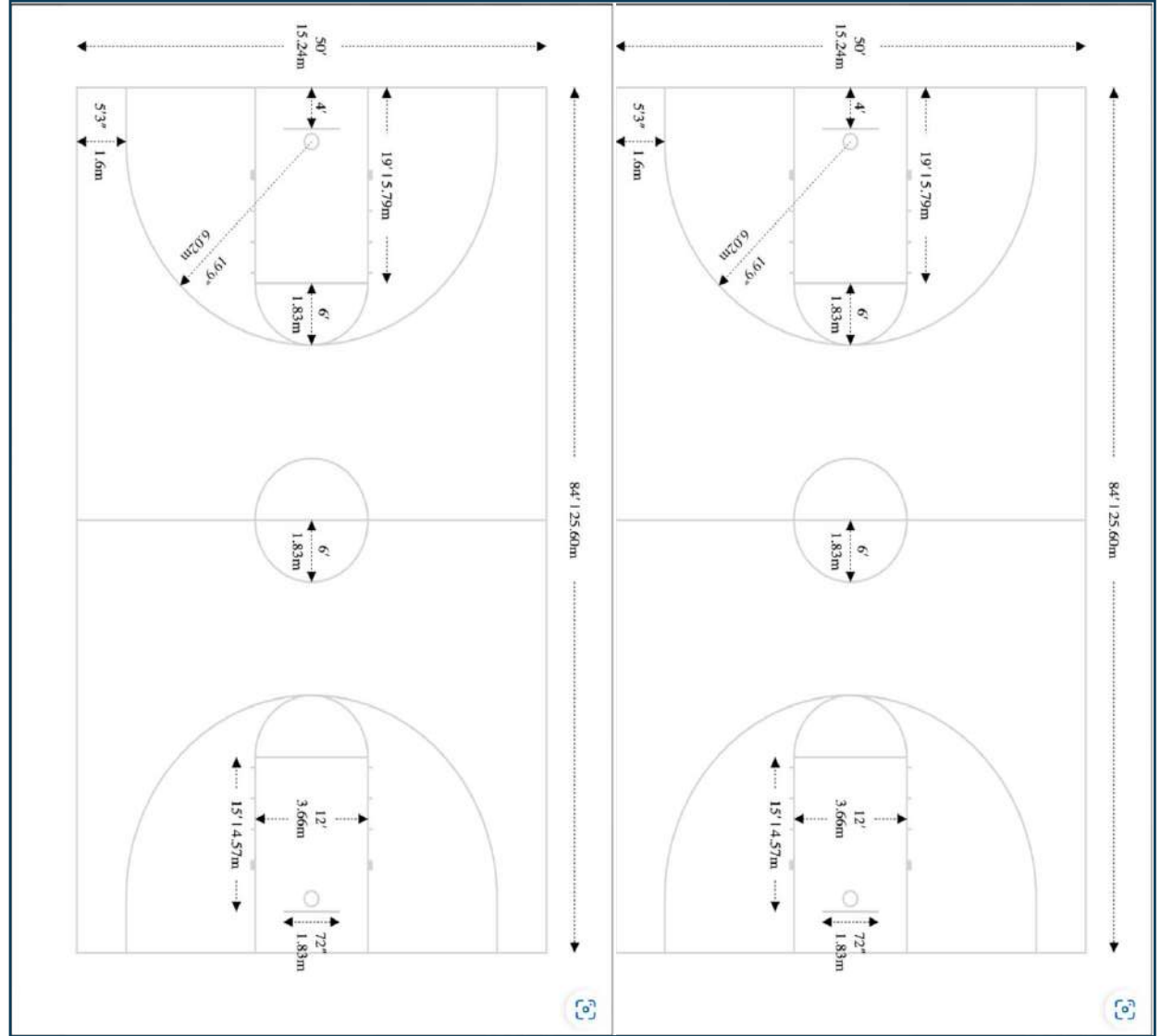
# Marian Center



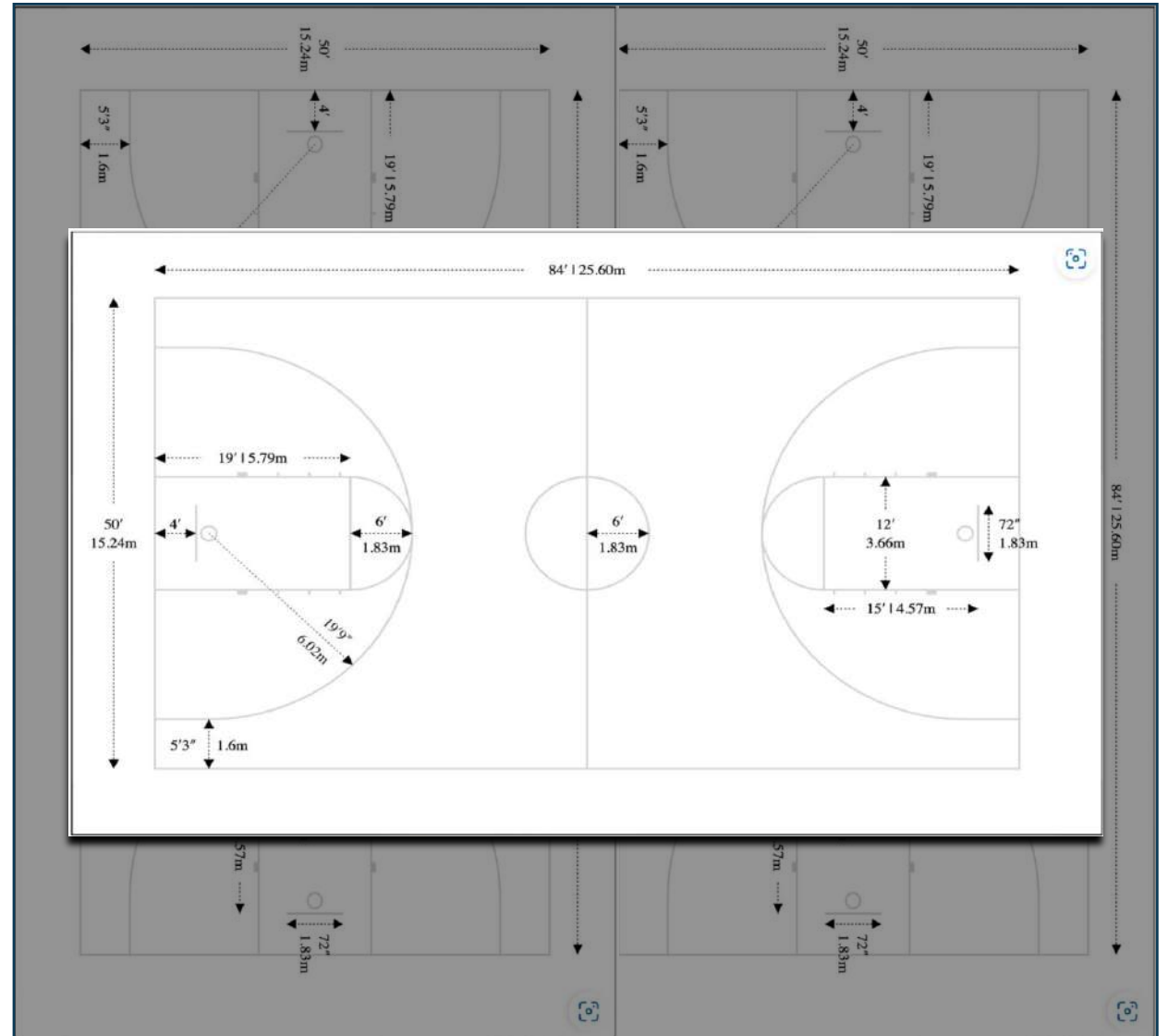
Additional  
storage at  
Stonewall  
House]



Gym layout to accommodate two practice courts



Gym layout to accommodate two practice courts (No stage shown)



Meeting  
Rooms

Athletic  
Fields

# Ideal Adjacencies

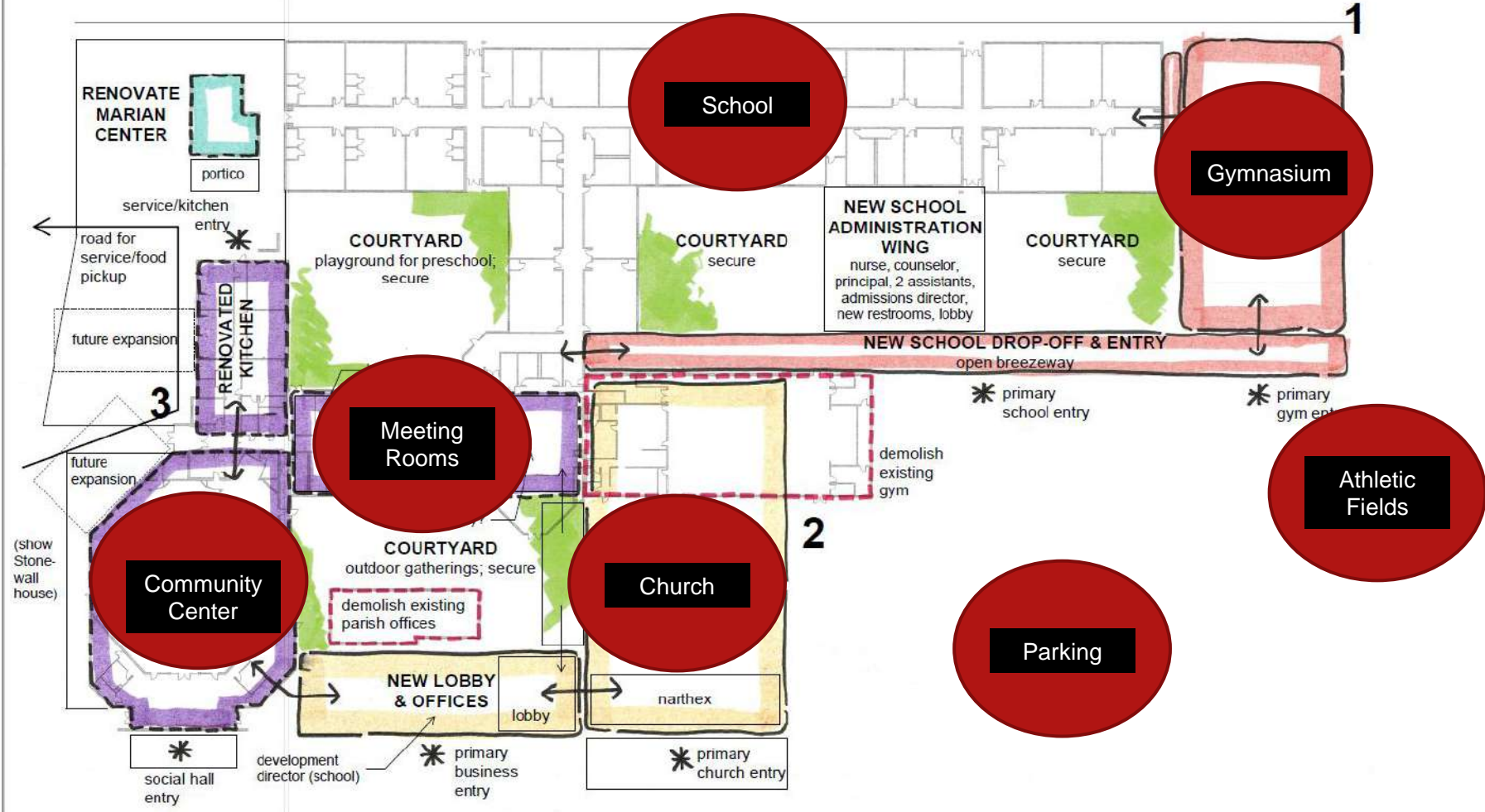
School

Parking

Church

Gymnasium

Community  
Center





# Master Plan Update New Alternatives

Joe Birge



# Sketch – moving North



# Master Plan Rev Option 1A

- Church Complex
- School
- School Existing
- Social Hall
- Parish Offices
- Kitchen
- Ministry
- Storage
- Entry

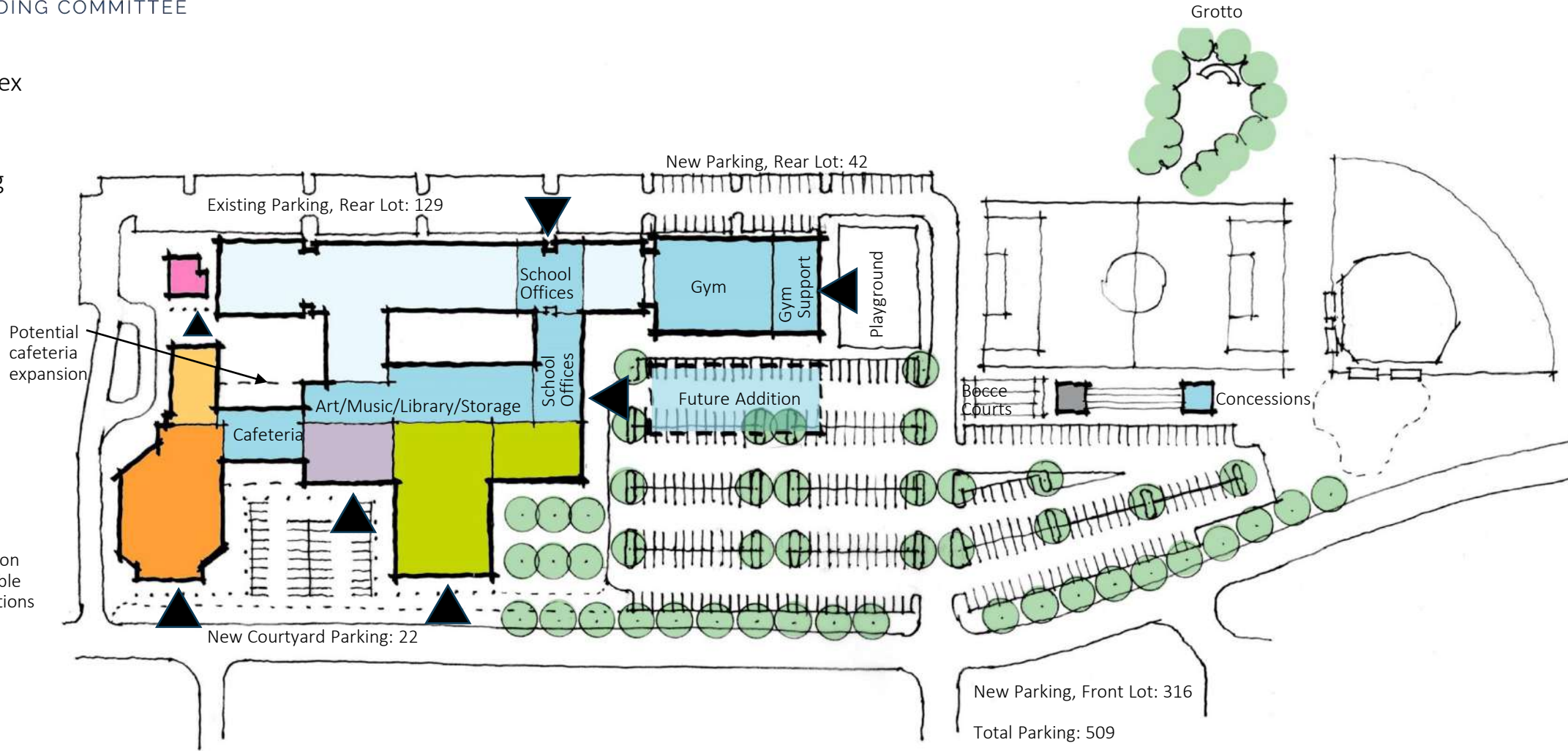
\*School offices relocate if future addition is built












# Master Plan Rev Option 1B

- Church Complex
- School
- School Existing
- Social Hall
- Parish Offices
- Kitchen
- Ministry
- Storage
- Entry

\*School office location allows for two possible pickup/dropoff locations



# Master Plan Rev Option 2A

-  Church Complex
-  School
-  School Existing
-  Social Hall
-  Parish Offices
-  Kitchen
-  Ministry
-  Storage
-  Entry

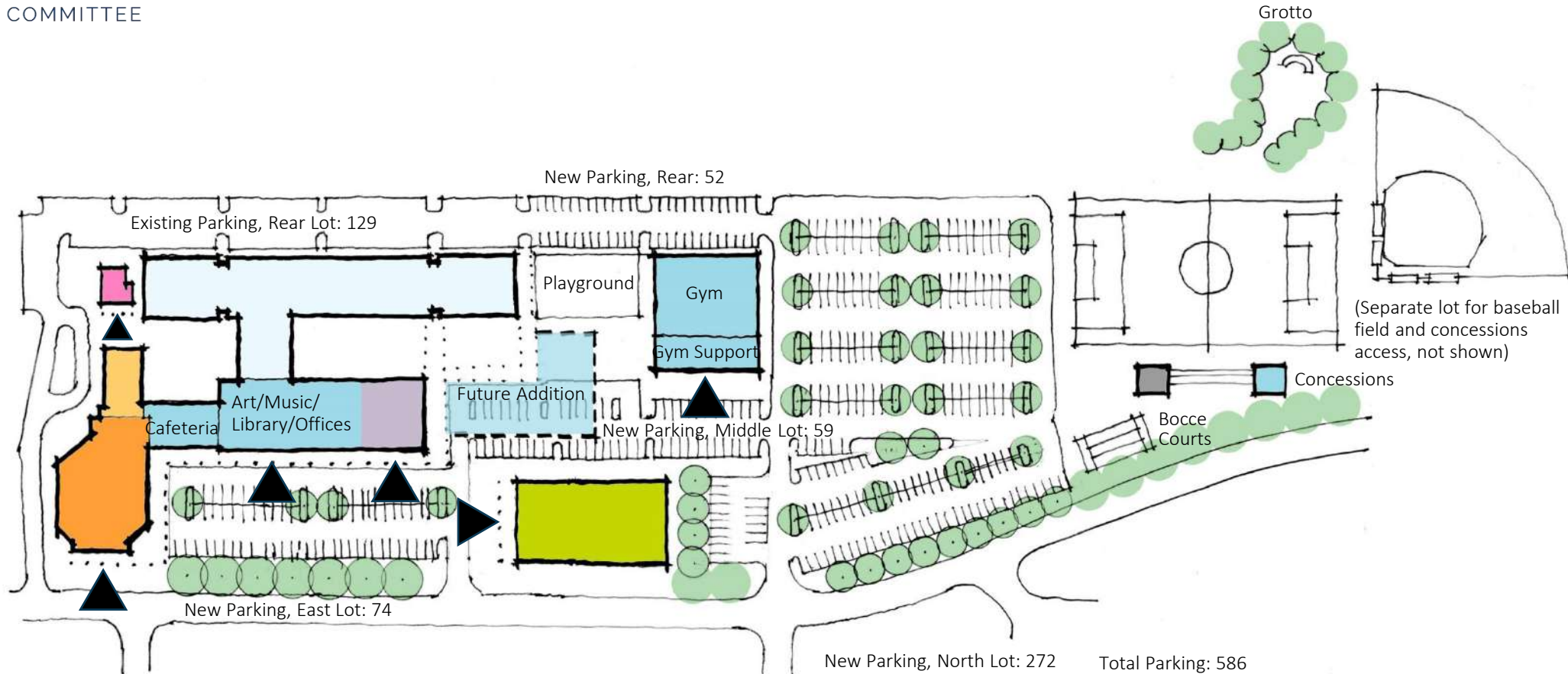


Total Parking: 408

\*The athletic fields can move further north to provide more parking. See Option 2B.

# Master Plan Rev Option 2B










-  Church Complex
-  School
-  School Existing
-  Social Hall
-  Parish Offices
-  Kitchen
-  Ministry
-  Storage
-  Entry



Total Parking: 586

\*The athletic fields can move south if parking shown exceeds need. See Option 2A.

# Master Plan Rev Option 2A

-  Church Complex
-  School
-  School Existing
-  Social Hall
-  Parish Offices
-  Kitchen
-  Ministry
-  Storage
-  Entry

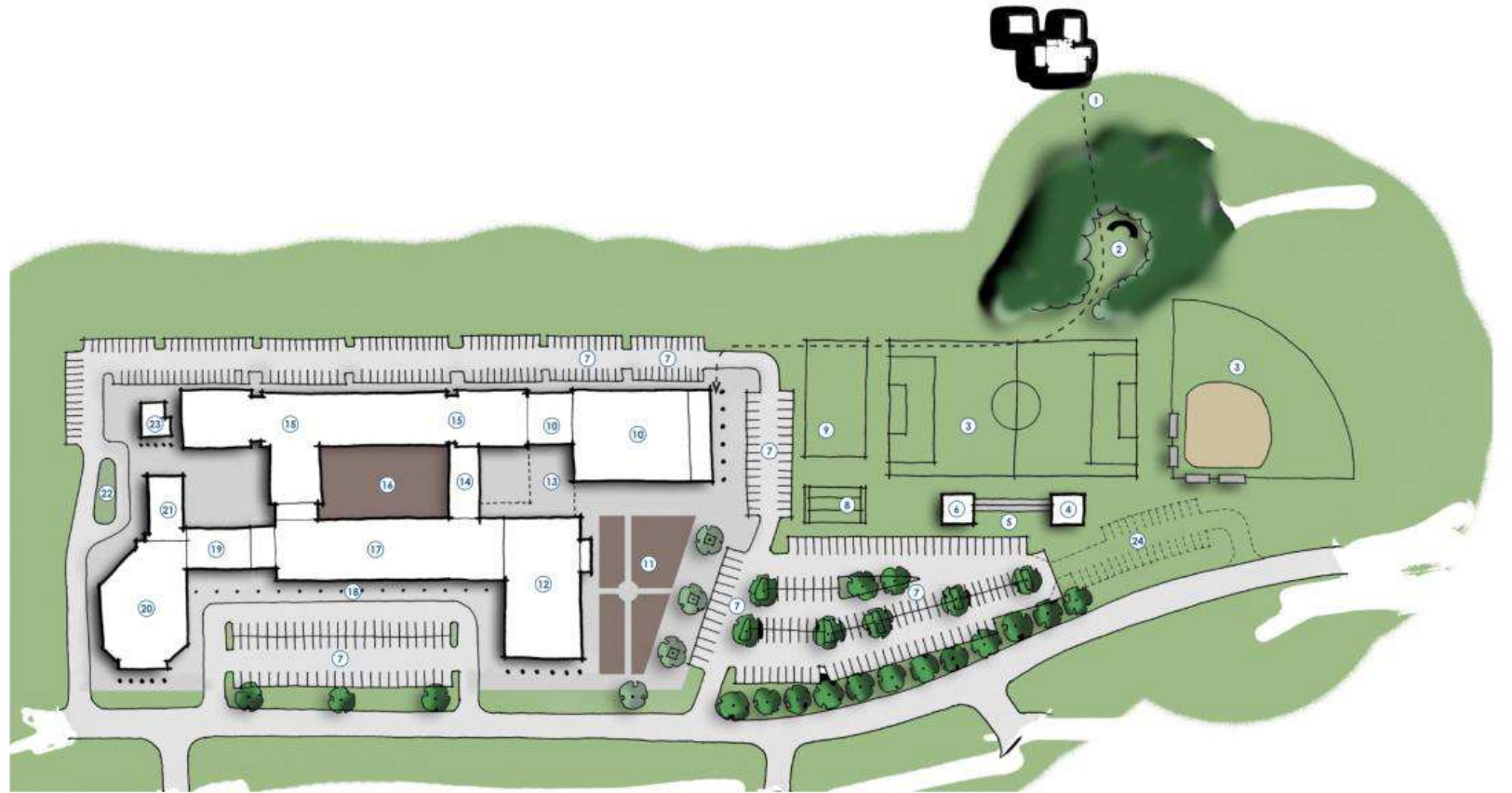


Total Parking: 408

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## REVISED SITE PLAN

ST ROSE OF LIMA CATHOLIC CHURCH & SCHOOL  
MURFREESBORO, TENNESSEE



**LEGEND**

- |                                       |   |   |   |
|---------------------------------------|---|---|---|
| 1. Rectory & New Pedestrian Path      | 8. Relocated Bocce Courts                     | 15. Existing School   | 20. New Social Hall (former Church)                                   |
| 2. New Grotto & Stations of the Cross | 9. Relocated Playground                       | 16. New Hardscaped Courtyard (After School Care Play Area)        | 21. New Kitchen (former Parish Meeting Spaces)                        |
| 3. Reconfigured Playing Fields        | 10. New Gym Wing                              | 17. New Administration Center (Including School & Parish Offices) | 22. New Service Drive for Kitchen                                     |
| 4. New Concessions Building           | 11. New Plaza & Optional Fountain             | 18. Colonnade between Church & Social Hall                        | 23. New Food Pantry location & Meeting Space, Renovated Marian Center |
| 5. New Seating                        | 12. New Church                                | 19. New Cafeteria (former School Administration)                  | 24. Optional Parking Lot expansion (30 spaces)                        |
| 6. New Storage Building               | 13. Optional Future Classroom & Gym Expansion |   |   |
| 7. New Parking Lot                    | 14. New Classrooms                            |   |   |



NEW PARKING TOTAL: 417  
OPT. PARKING EXPANSION: +30  
OLD PARKING TOTAL: 298

DECEMBER 18, 2023

WILLIAM HEYER ARCHITECT  
SCHODLEY CALDWELL

## REVISED SITE PLAN

ST ROSE OF LIMA CATHOLIC CHURCH & SCHOOL  
MURFREESBORO, TENNESSEE



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SCHOOLEY CALDWELL

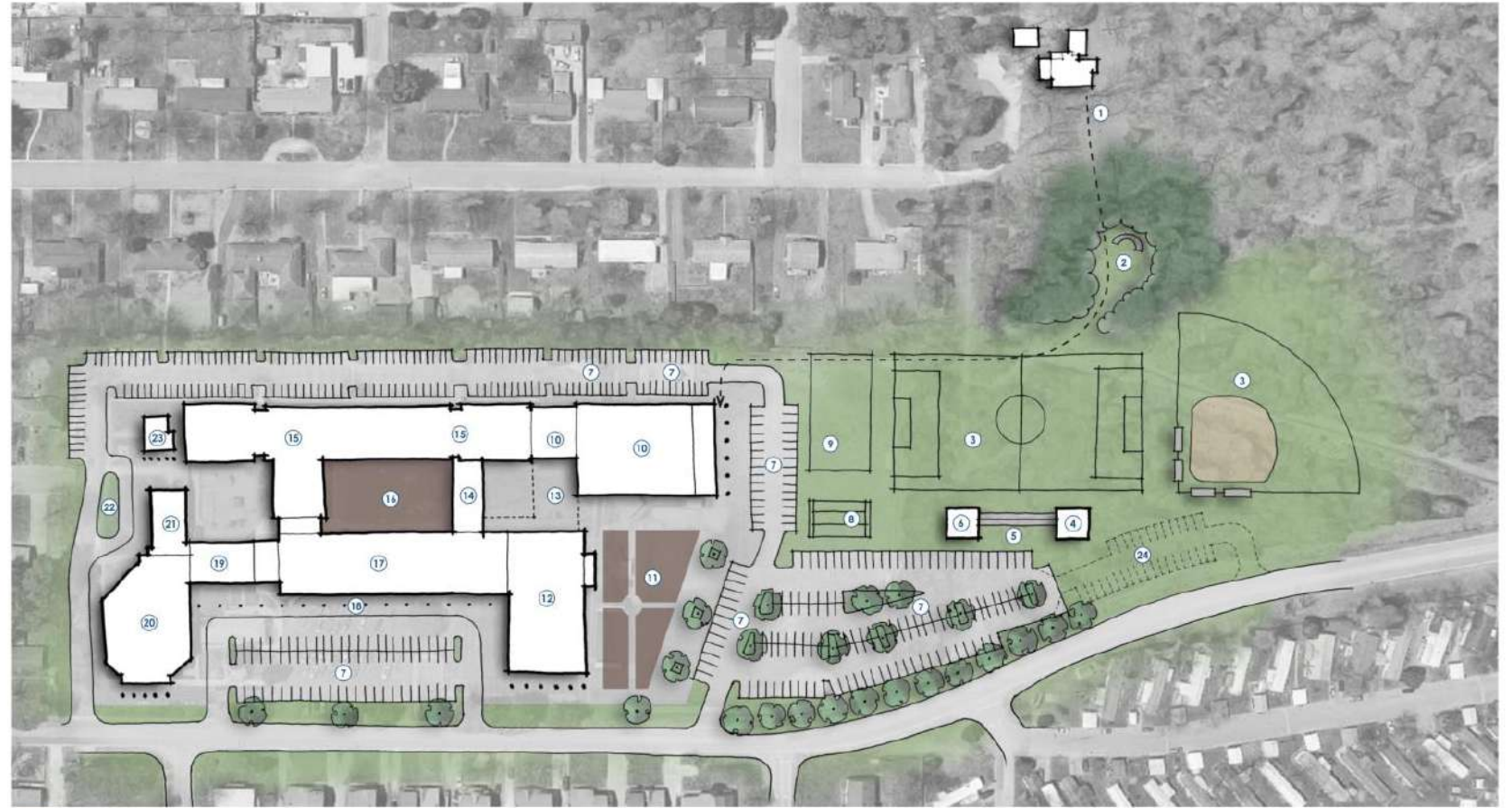


## Features

- Overflow parking at Ball Field
- Concession and bathroom at Athletic Fields
- Storage building at athletic fields
- Grotto and stations of the cross
- Offset Intersection at Wenlon Drive

## REVISED SITE PLAN

ST ROSE OF LIMA CATHOLIC CHURCH & SCHOOL  
MURFREESBORO, TENNESSEE



### LEGEND

- |  |   |   |   |
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WILLIAM MEYER ARCHITECT  
SCHOOLEY CALDWELL

DECEMBER 18, 2023

## REVISED MASTER PLAN

ST ROSE OF LIMA CATHOLIC CHURCH & SCHOOL  
MURFREESBORO, TENNESSEE



DECEMBER 18, 2023

### Features

- Converting area to Teacher Lounge
- Parking in rear with access to church
- Secure connection from school to church
- Larger Multi-functional gym with offices and storage
- Space for future school expansion
- Band and music room separated from office
- Library with Computer Lab
- After school area double as large meeting space
- Interior courtyards for safety
- Multiple drop off and pick locations for students
- Secure entrances for both school and church offices
- More room for Admin and Meeting Space
- Gathering area in front of church
- Easy access to school and church offices
- Relocated kitchen and cafeteria
- Repurposed church to social hall with stage



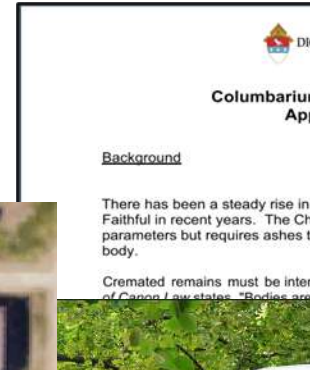
# Two Additional Considerations

- Columbarium
- Beasley Property



# Columbarium

# Thoughts....









Tom Fix has agreed to lead a Columbarium Exploratory Committee.



# Saint Rose Nature and Learning Sanctuary



- Some ideas for use of the Beasley Property:
  - Outdoor classroom
  - Cross Country running path
  - Grotto
  - Station of the Cross

	Stations of the Cross		Walking/running path paved		Rectory Path and Grotto/Stations Path
	Grotto		Path to outdoor classroom paved		
			Outdoor ecology/biology classroom		

*One Parish*

## Grotto





# Outdoor Classrooms

*One Family*





Saint Rose of Lima woodland and campus can be a visible sign of our **Faith** by showcasing the importance we place on Laudate Si' and Creation Care.

Our woodland can be used thoughtfully for prayer, worship, sports, study, exercise, and play by all members of our **Family** and can be shared and enjoyed by the entire **Parish**.

***Leslee Dodd Karl heading up a group to oversee this development***

*God said, 'Let the earth produce every kind of living creature in its own species...' And so it was. Gen 1:24*





# Phasing

## REVISED SITE PLAN

ST ROSE OF LIMA CATHOLIC CHURCH & SCHOOL  
MURFREESBORO, TENNESSEE



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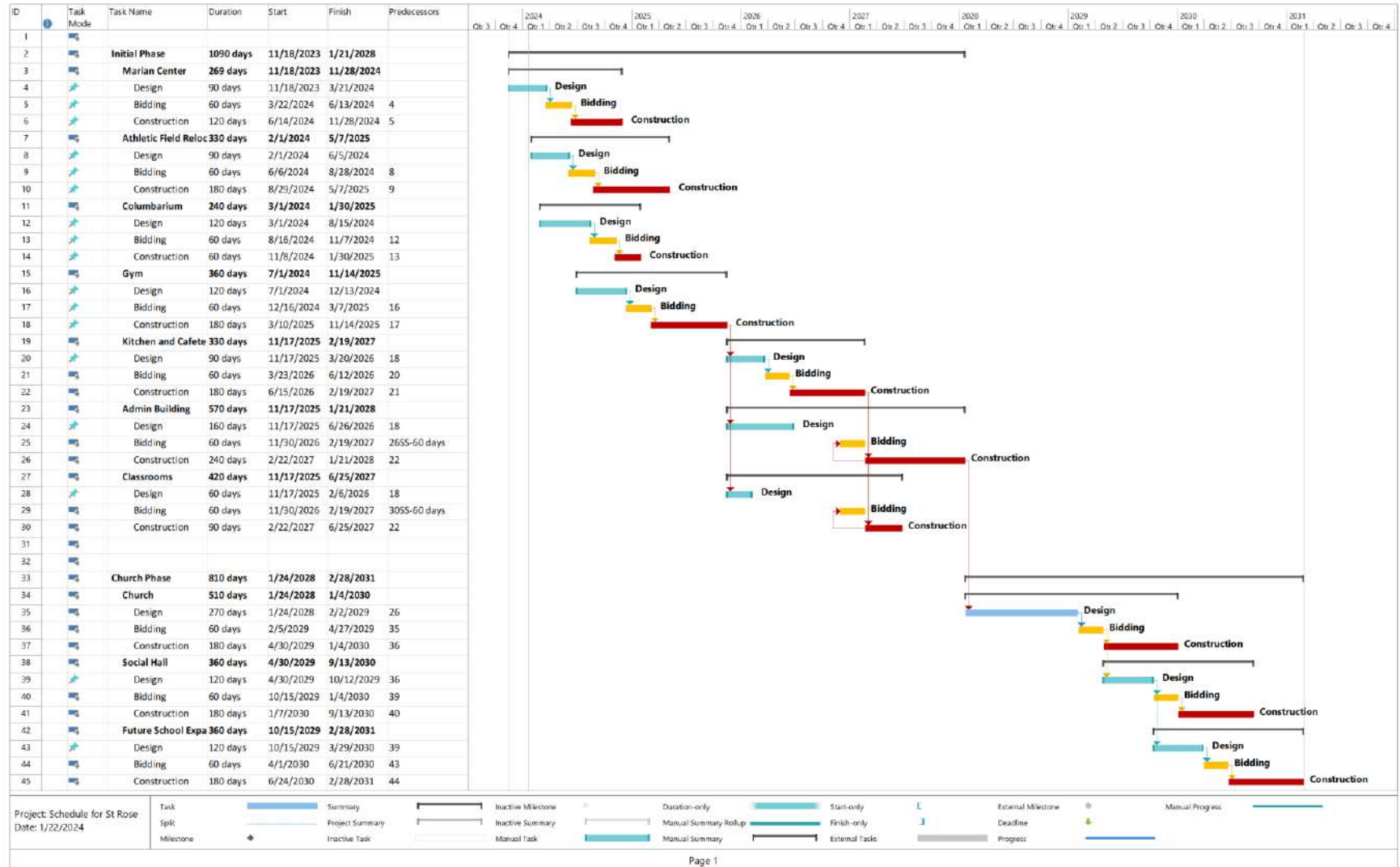
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**WILLIAM HEYER ARCHITECT** **SCHOOLEY CALDWELL**

DECEMBER 18, 2023

- 1 – Marian Center, Stonewall Storage
  - 1A - Athletic Field Relocation
  - 1B – Nature and Learning Sanctuary
  - 2 – Gym Complex
  - 2A - Columbarium
  - 3 – Flex Rooms (Band, Music, Art)
  - 4 – Admin Building and Meeting Rooms
  - 5 – Kitchen and Cafeteria
  - 6 – Church
  - 7 – Community Center
  - 7A – Future School Expansion
- SEPARATELY FUNDED PROJECTS**

# Overall Phasing Plan – 6 TO 7 yrs.





# Project Status Update

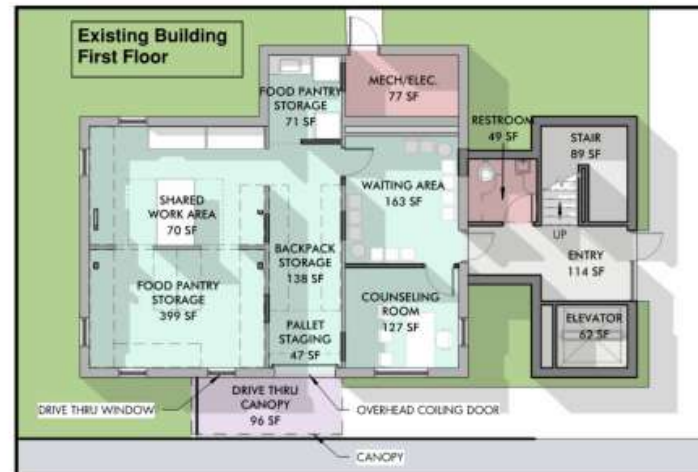
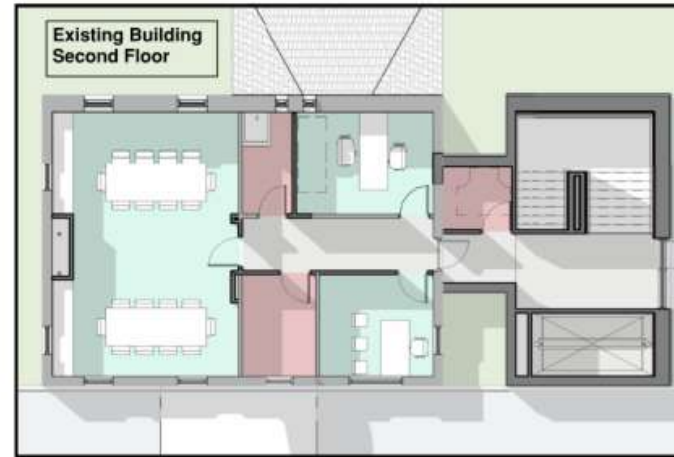


# Project Status Update

- Master Plan Update near final
- Marian Center Feasibility Study Complete
- Athletic Field Relocation Study underway

# Results of Marian Center Feasibility Study

- While the existing building is relatively sound all interior walls are structural walls impacting how we could use the building
- The cost per SF to renovate is lower than new space, but we would need to add new space for ADA access making the total cost higher
- Building does not have central heat and air further reducing usable space



The cost for a smaller more efficient new building would be less than bringing the old building up to code and renovating it.





# Decision Point



# What is a “Community”

- Community is made up of three parts:
  - **Belonging** - a space where individuals feel accepted, valued, and included. Being part of something larger than oneself—a spiritual family or a group of like-minded people.
  - **Connection** - It’s about forming bonds with fellow church members, sharing experiences, and supporting one another. This connection can happen through worship services, small groups, events, and social interactions.
  - **Shared Purpose** - this purpose often revolves around faith, worship, service, and outreach.



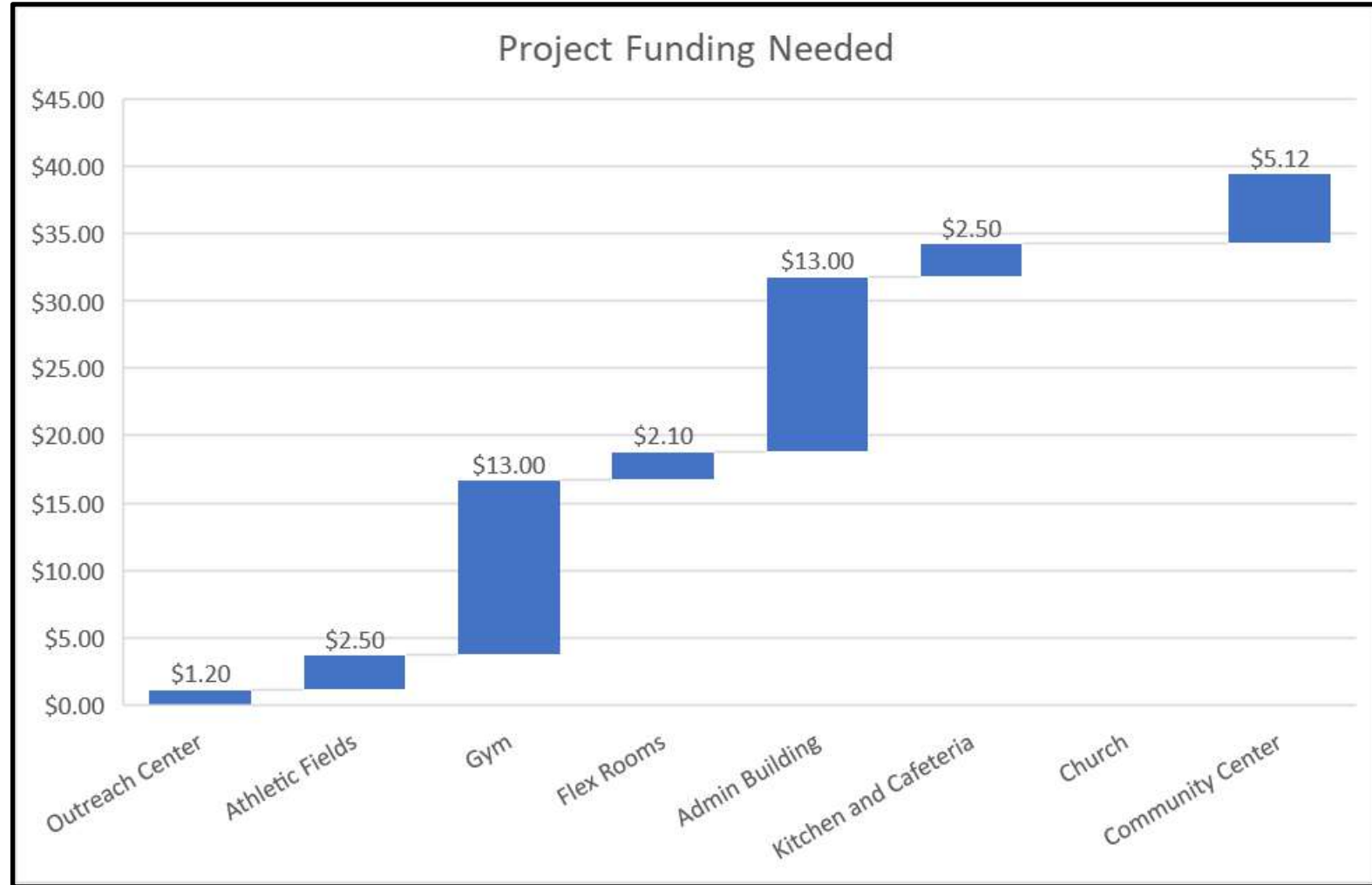
# Conceptual Budget

## Conceptual Budget (Rough order of Magnitude) Saint Rose of Lima Master Plan

		Approx SF	Cost / SF	Range (\$Millions) incl. soft cost	
				Low	High
Phase 1	Marian Center and Athletic Field Relocation	2400	\$ 300	\$ 3.54	\$ 3.89
Phase 2	Gym Complex	25500	\$ 350	\$11.60	\$12.76
Phase 3	Flex Rooms (Band, Music, Art)	4500	\$ 350	\$ 2.05	\$ 2.25
Phase 4	Admin Building and Meeting Rooms	23800	\$ 400	\$12.38	\$13.61
Phase 5	Kitchen and Cafeteria	9300	\$ 300	\$ 3.63	\$ 3.99
Phase 6	Church	19350	\$ -		
Phase 7	Community Center	12500	\$ 300	\$ 4.88	\$ 5.36
		97350		\$38.06	\$41.87

Estimates are very preliminary in nature and do not reflect detailed design.

# Use of Funds





# Funding \$\$

- How much money in the bank

	Offertory (4052.08)	Fundraising (4701.08)	Total	Expenditures	Balance
Beginning Balance			\$453,435		\$453,435
23-Apr	\$8,185	\$4,295	\$12,480	\$37,522	\$428,393
23-May	\$3,477	\$18,840	\$22,317	\$31,576	\$419,134
23-Jun	\$162,762	\$0	\$162,762	\$33,476	\$548,420
23-Jul	\$197,831	\$20,214	\$218,045	\$30,507	\$735,958
23-Aug	\$129,679	\$22	\$129,701	\$10,401	\$855,258
23-Sep	\$114,834	\$12,465	\$127,299	\$66	\$982,491
23-Oct	\$112,360	\$394	\$112,754	\$7,484	\$1,087,761
23-Nov	\$97,874	\$751	\$98,625	\$2,732	\$1,183,654
Dec-23	\$121,095	\$540	\$121,635	\$2,500	\$1,302,789
Jan-24	\$76,376	\$72	\$76,448	\$686	\$1,378,551
Feb-24	\$87,683	\$0	\$87,683	\$0	\$1,466,234
Through 3/12/2024	\$27,244	\$50	\$27,294	\$0	\$1,493,528
Total	\$1,139,400	\$57,643	\$1,650,478	\$156,950	\$1,493,528

- Currently we have 21% of households with total contribution of  $\cong$ \$100,000 a month
- If every household contributed “\$100 a month” we would not have a problem funding this program.



# Building History

- 1929 – 1953 Chapel on Lytle and
- 1953 New church-classroom on
- 1958 Additional classroom
- 1963 New auditorium and gym
- 1975 Upper Jo Call Room
- 1977 Existing church built
- 1988 Pipe organ renovated and enlarged
- 1992 New Jo Call Room and 12 classrooms
- 2001 Enlarge church, new baptistry, chapel and 8 classrooms
- 2008 School addition 14,668 sf
- 2024 – 16 years....

*Saint Rose has a history  
of coming together  
when needed!!*



# Challenge before us!

- We need to add space to meet our current needs
- We have the land needed to grow our campus and do much more
- Our plan is affordable WHEN everyone participates

**God is on our side!!**

**Our Saint Rose Family is Growing!!**



# Questions and Comments





# Closing Comments



- This is “our” parish
- I am hoping parish make it better, add
- Three Ways to Engage
  - Financial – Join the
  - Sweat Equity – We
  - Prayers – pray for
- If something you've reach out to **myself**



Karin G  
Develo

- 615-898-0555 x 1070
- kgleason@saintrose.org

- 615-414-5731
- wjoverman@dtkjllc.com



# Saint Rose of Lima Church and School Master Plan Study



Wayne Overman  
[wjoverman@dtkjllc.com](mailto:wjoverman@dtkjllc.com)  
615-414-5731

Karin Gleason  
[kgleason@saintrose.com](mailto:kgleason@saintrose.com)  
615-898-0555 x 1070