

FREQUENTLY ASKED QUESTIONS

WHY ARE THE ROOF, HVAC, AND LIGHTING PROJECTS FIRST?

They are the three largest and most pressing infrastructure needs, and the work is closely connected. Roof sections are failing, much of the Parish Center heating and cooling (HVAC) equipment is 26 years old and at the end of their life, and that the existing lighting is obsolete and inefficient. Addressing all three together allows the parish to coordinate the work and improve the campus's reliability and efficiency.

WHAT HAPPENS IF WE DO NOT RAISE THE FULL \$5.8 MILLION?

The campaign is structured around cumulative milestones. Reaching the Challenge Milestone allows the parish to address the essential roof, HVAC, and lighting work. If the full amount is not raised, additional capital needs may require future campaigns and/or borrowing.

WHY INCLUDE \$1 MILLION FOR THE BUILDING FUND?

Completing today's projects will not eliminate future capital needs. The parish is already anticipating major work involving the church chiller, air-handling units, boilers, flooring, and other assets. A stronger Building Fund gives Our Lady's Immaculate Heart more ability to plan for those needs before they become emergencies.

ARE BUILDING FUND DOLLARS MIXED WITH OPERATING FUNDS?

No. Building Fund dollars and operating funds are kept and accounted for separately.

DO THE PROJECTS HAVE TO BE COMPLETED IN THE ORDER PRESENTED?

Yes. The parish's current plan is to begin with the major infrastructure work before moving to the smaller immediate capital improvements and future Building Fund needs.

HOW WILL CONTRACTORS AND BIDS BE HANDLED?

The parish will follow diocesan guidelines and the required process for bishop approvals. We will be procuring bids from local and Midwestern-based companies.

WHAT ARE THE CURRENT KITCHEN ISSUES?

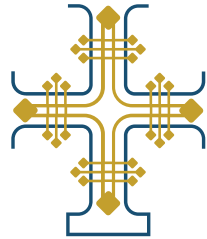
The kitchen HVAC system needs to be replaced, just like the other aging HVAC units in the building. The kitchen work completed in 2024 still meets health code and does not need to be redone. However, the Building and Fire Codes have changed since then, and the grease hood and fire suppression systems now require modifications to meet those code requirements.

WHY CAN'T PARISHIONERS SIMPLY DONATE LABOR FOR SOME OF THE WORK?

We are unable to use donated labor or volunteers due to the scope and complexity of the work involved, along with insurance requirements, permits, warranties, and specialized construction responsibilities.

WHY IS A CAPITAL CAMPAIGN NEEDED INSTEAD OF USING REGULAR OFFERTORY?

The parish distinguishes ordinary operating expenses from major capital expenditures. Regular tithing supports the day-to-day operation, maintenance, and ministry of Our Lady's Immaculate Heart Church. The Building Fund, capital campaigns, or any designated capital sources funds support projects that replace, preserve or extend the life of major building systems.



BUILDING A LEGACY *of faith for generations*

A Letter from Fr. James

Dear Brothers and Sisters in Christ,

For more than 65 years, generations of parishioners have built and cared for Our Lady's Immaculate Heart. They established our parish in 1960, built a new worship space in 1991, added the Parish Center in 2001, and remodeled the church and added St. Michael's Chapel in 2010. We continue to benefit from those decisions every day.

Today, that responsibility has come to us. Many of the major systems serving our campus are now 26 to 36 years old. Sections of the Parish Center roof are failing. Heating and cooling equipment is at the end of its useful life. Much of our lighting is obsolete and inefficient. We also face other critical repairs and capital improvements throughout the campus.

These are practical needs, but our response to them is rooted in stewardship. Our buildings are not the mission of Our Lady's Immaculate Heart. They serve the mission by providing the spaces where we worship, pray, teach the faith, welcome others, and gather as a parish family.

Our *Building a Legacy of Faith for Generations* campaign gives us an opportunity to address these needs in a thoughtful way. Our first priority is the essential infrastructure: roofing, heating and cooling (HVAC), and lighting. As campaign support allows, we can also complete a broader group of immediate capital improvements and strengthen our Building Fund so that we are better prepared for the needs we know will come in the years ahead.

Campaign leadership is being assembled, volunteers are being recruited, and our public kickoff is planned for October 10-11. In the weeks ahead, we will share a more complete case statement with project details, campaign milestones, and ways every household can participate.

For now, I ask you to pray for the campaign and for the continued vitality of our parish. We have inherited much from those who came before us. This is our opportunity to care for it well and pass it forward in good condition to those who will call Our Lady's Immaculate Heart home after us.

Sincerely yours in Christ,

Fr. James Ahenkora
Pastor



1960

WHY Now?

Our Lady's Immaculate Heart has grown by responding to the needs of each generation. The parish was founded in 1960. A new worship space followed in 1991, the Parish Center in 2001, and the church remodel and St. Michael's Chapel addition in 2010.

Those investments created the campus that supports parish life today. They also created major building systems that, after decades of service, now require renewal.

Several Parish Center roof sections are deteriorating or leaking. Much of the Parish Center heating and cooling (HVAC) equipment dates to the 2000 addition; several units are already not operating or with limited heating and cooling capacity. Existing fluorescent, halogen, and metal-halide lighting is increasingly costly to maintain and far less efficient than current LED technology. Windows and doors need sealing or replacement, St. Michael's Chapel has experienced ongoing water intrusion, and the kitchen, restrooms, water heaters, finishes, and other building components also require attention.

The responsible course is to address these needs as a coordinated capital program rather than continue reacting to major failures one at a time. Our campaign features three clear milestones, allowing parishioners to see how each level of support will directly contribute to our shared goals.

CHALLENGE GOAL	CELEBRATION GOAL	CHAMPION GOAL
\$4,324,120 Complete the most essential major infrastructure needs by addressing the critical systems that support daily parish life, including \$500,000 for roofing, \$2.7 million for HVAC, \$500,000 for lighting, and associated project expenses.	\$4,875,788 Complete the major infrastructure projects plus smaller immediate capital improvements throughout the campus, including work involving St. Michael's Chapel, windows and doors, restroom renovations, water heaters, mechanical equipment, and related repairs.	\$5,875,788 Complete the full immediate renewal and invest \$1 million in the Building Fund to help prepare for anticipated capital needs over the next 10 years.

THE ESSENTIAL INFRASTRUCTURE

Roofing – Replace aging and leaking Parish Center roof sections, improve insulation where appropriate, and properly integrate the roof work with rooftop mechanical equipment.



HVAC – Replace seven aging rooftop units serving the multipurpose area, kitchen, banquet room, classrooms, meeting spaces, and the offices; improve reliability, heating and air, ventilation, humidity control, and building automation.



Lighting – Convert lighting throughout the campus to LED technology and improve controls and occupancy sensors.



The parish estimates that the HVAC and lighting improvements alone could reduce annual energy expense by approximately \$27,000.

Project totals and milestone amounts are cumulative. Design and associated costs are subject to change as the project develops. The Champion Milestone represents the full \$5,875,788 campaign vision.

1991

2001

2010

2026



Beyond THE ESSENTIAL WORK

Reaching the Celebration Milestone would allow Our Lady's Immaculate Heart to move beyond the three largest infrastructure projects and address a wider group of immediate capital needs. These include the repairs at St. Michael's Chapel roof and related mechanical and safety systems; window, door, caulking, and weather-sealing work; exhaust/fire suppression hood in parish center kitchen; restroom and accessibility improvements; water heaters; selected mechanical equipment; and related ceiling, drywall, painting, carpeting, plumbing, and electrical work.

The Champion Milestone goes one step further by placing \$1 million in the Building Fund for anticipated capital needs over the next decade. The parish is already planning for future replacement or major work involving the church chiller, air-handling units, boilers, flooring, and other capital assets.

This distinction matters. Regular offertory supports the parish's day-to-day operations and ministry. The Building Fund, capital campaigns, and other designated sources fund major capital improvements. Strengthening the Building Fund now would allow Our Lady's Immaculate Heart to plan more deliberately for future replacements rather than wait for every need to become an emergency.

LOOKING AHEAD

Campaign chairs and honorary leadership have been secured, and volunteer recruitment is underway. Parish leaders are preparing the materials and personal outreach that will carry the campaign into its public phase.

The major public kickoff is planned for October 10-11. Every OLIH household's participation is vital to the success and stability of our future. Any gift of any amount is needed and appreciated. Design/build engineering bids have been received, and the parish's current goal is to begin construction in late spring 2027.

“Stewardship means more than repairing what breaks. It means caring for what we have received so that it can continue serving its purpose.”

