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This group was tasked with: **Assess all buildings and grounds of both campuses and design a short-term and long-term plan for campus enhancement and right-sizing in order to address financial realities and active ministries within each building.**

Current Realities at both parishes:

- We are two long-standing Near West Side Cleveland parishes working collaboratively to become a neighborhood-based parish and an Oratory with two separate worship and ministry sites.
- Approximately 3500 registered parishioners (1900 households) per parish census.
- 5 weekend masses over both campuses draw average of 350-400 weekly.

Facilities include 10 buildings totaling 106,436SF (Equivalent to 10 Story commercial building)

St. Malachi Campus
(5 buildings, 45,246SF of space)

- Church (8,898sf) seating capacity 500
- School (21,708sf) – 3 floors
- Convent (7,020sf) physically attached to church
- Garage (1,060sf)
- Malachi Center (6,560sf)

St. Patrick Campus
(5 buildings 63,249SF of space)

- Church (20,620sf) – seating capacity 650
- Club Building/Hall (21,942sf) – 3 floors
- Rectory (10,944sf)
- Convent/Mission House (8,762sf)
- Garage (981sf)

Current Uses

- Churches -Worship space (2)
- St. Patrick Club Bldg./St. Malachi School Bldg. (parish halls)
 - Parish meeting space (small and large meetings)
 - Parish gatherings
 - Office space
 - Food service programs (serving area needy)
 - Misc. uses, rental and storage
- Convents
 - St. Malachi (leased to Stella Maris through 1Q 2025)
 - St. Patrick (leased to Stella Maris through 2Q 2028)
- Rectory
 - St. Patrick - Priest residence, offices, and meeting space
 - St. Malachi – In process of sale to Stella Maris
- Garages (vehicle parking, equipment and misc. storage)
- Malachi Center – houses separate 501c3 social services provider

Current Needs

- Worship Space
- Meeting Space for both large and small gatherings/meetings
- Programming space (food service, distribution, other, etc.) NOTE: Space requirements for meetings, programs etc. are not mutually exclusive
- Appropriate office space
- Living space for priest(s)
- Adequate storage

Concerns and Challenges

- Over capacity of building space necessary to meet current parish needs. Physical and functional obsolescence issues common to old buildings
- Cost to maintain existing space on both campuses is higher than current and projected income. Avg. operating and repair cost averaging \$588,000 yr. over the past 3 years (47% of revenue).

Church Buildings are functional and presentable, but lack ADA and other accessibility issues, restrooms. Ongoing maintenance costs and future adaptations to space will be expensive.

Parish Halls: Both buildings have been adapted to accommodate most current uses. Cost of renovation prohibitive. Both buildings are largely vacant most days. Increasing maintenance and repair liability will overwhelm parish finances. Life safety concerns and accessibility for those with mobility challenges remain at both buildings.

Rectory: The remaining rectory at St. Patrick has been updated over past 6+ years and is fully functional as residence, meeting space and offices.

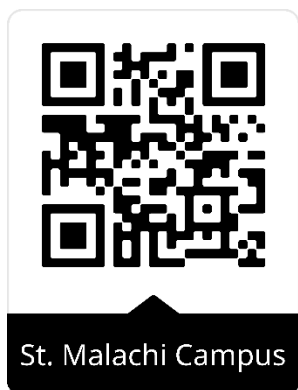
Convent Buildings: Both Currently leased to Stella Maris. Parish maintains repair and maintenance liability.

Malachi Center Building: Home to an agency whose future viability is questionable. Parish liable for building repairs and maintenance Those current needs are substantial.

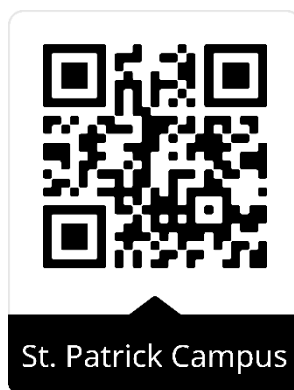
Summary of Concerns

- Building space over capacity is a significant concern
- Current operating and maintenance costs must be reduced
- Future liability for repair and maintenance will be significant due to age and functionality of all facilities.
- Life safety concerns, particularly in old school building should be addressed.

Arial photos of the campuses can be found below:



<https://stpatrickbridge.org/st-malachi-parish-campus-photo/>



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