



A Case to Support New HVAC System

“It’s too hot in church. Ugh!”

“There’s always something dripping from the ceiling in school.”

“I never know what to wear!”

“How hot/cold does the building get before we cancel school?”

“Why are the fans on? It’s so cold!”

We’ve heard all these things, and have most likely said them ourselves. We’ve tried fixing our heating and cooling systems over the years; but it is nickel and diming us (now \$100s and \$1,000s) every year! Fixing piecemeal is costing WAY more than replacing our system. Here are all the problems and the solutions for you to consider!

The Problems:

Church

- At the beginning of the heating season, only one of two boilers was operable; \$35,000 was spent in the fall of 2025 to fix the second boiler.
- Current pipes are deteriorating and leaking; a large leak beneath the parish hall is causing damage, but we do not know to what extent.
- Leaking pipes damaged a section of the east wall in the parish hall; \$5,000 was spent to repair the wall in 2026.
- There are two pumps that recirculate water through the system; one does not function and the other operates inconsistently.
- At best 50% of the valves and radiators work; in the main body of the church, the west side does not radiate heat.
- The computer based system controls are outdated and no longer supported and must be upgraded.

School

- Due to issues with the system, there are days that some classroom temperatures can be less than 65 degrees or greater than 85 degrees which is not a conducive environment for learning.
- The chillers are barely functioning; only 2 of 6 chillers serving the east end of the school currently operate.
- System piping throughout the east end leaks resulting in additional costs for repairs.
- Only 1 of 4 air-conditioning compressors serving the west end of the school reliably operates.
- The refrigerant needed for the cooling system is expensive and no longer readily available; new units are the only option.
- The computer based system controls are outdated and no longer supported and must be upgraded; the controls for some classrooms do not work.



The Solution Options:

- ★ Replace existing boiler units in both church and school with roof-top or stackable forced air systems, cost up to: \$4,345,000
- Replace existing system, including all boilers, chillers, compressors, air-handling units, and related duct work and piping: \$7,000,000
- Change to geothermal system, including excavation of north parking lot and playground/ball field to drill 100 wells: \$9,000,000

Recommended Solution and Why

★ Replace existing boiler units in both church and school with roof-top or stackable forced air systems, cost up to: \$4,345,000

- The roof top/stackable system is more financially feasible than other systems researched. **This option is most cost effective.**
- Goal for construction completion for church in 2026 and school in summer 2027.
- Single computer-based control system allows flexibility in programming different areas of both church and school buildings.
- The finished area will be aesthetically pleasing to the perimeter of both buildings.
- Will afford us access to 4 existing HVAC spaces in church and 2 spaces in school that could be used for storage.
- A new HVAC system will be 90%-95% efficient vs our current system, which is 75%-80%.

The Cost?

Modus Engineering projected costs to be:

Mechanical/construction costs	\$4,020,000
Architect	180,000
Civil Engineers	80,000
Site Survey	15,000
Fees	50,000
Total Projected Costs	\$4,345,000



Why Now?



- We have already incurred \$232,617 in repairs over the past 5 years, each year increasing (from '22-'23 of \$8,249 to '25-'26 \$70,953 in 7 months).
- Continuing to repair versus replacement will cost more over time; estimated annual repairs will exceed \$100,000 annually.
- Parts of the system eventually will not be repairable; uncertainty whether the current system in the church can last another heating season.
- Replacement costs continue to rise; materials and completion dates are taking longer requiring more temporary, expensive fixes to the system.

Example of Why Now? This pipe disintegrated on March 4, 2026. Steam was rolling into the air. You can see the accumulation of debris inside the pipe.





Main water supply feeding Church



Church Boiler #2

Who's Who in Construction Process

KEY PLAYERS

- FEH Architects
- Modus Engineering

CONSTRUCTION MANAGER

- *Researching potential candidates*

MECHANICAL CONTRACTORS TO REQUEST BID

- Premier Mechanical
- Excel
- AJ Allen

SUBCONTRACTORS

Members of the parish who own companies that specialize in some aspect of this project can bid as a subcontractor. If you would like to receive a request to bid, please contact Kenneth Seymour, kseymour@stsdsm.com.

The Call for Support

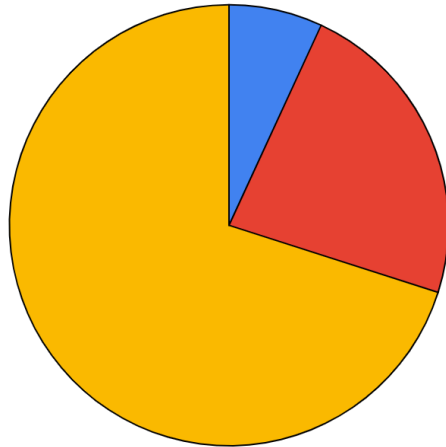
St. Theresa has consistently been a very generous faith community in both your tithing, Annual Diocesan Appeal, and special collections.



- For the past 5 years, St. Theresa has exceeded our ADA goal on average by \$9,600.
- Capital expenses are managed in house. The last internal capital campaign was in 2004, which raised \$1,000,000.
- Tithing during the past 3 years has remained steady, averaging \$1.064 million annually.

The Source of Funds

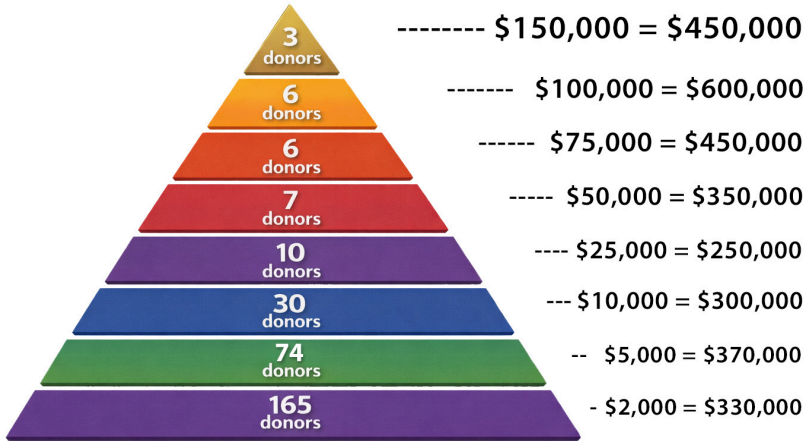
● Building and Grounds Fund \$300,000
● St Theresa Foundation Grant \$1,000,000 ● Capital Campaign \$3,045,000



We have been blessed to have already received a grant from the St. Theresa Foundation. To all those who have contributed to the Foundation for such a time as this, Thank You!



Giving Pyramid



To achieve our goal, a Giving Pyramid provides an **example** of how many gifts we would need to receive, at each level. This example is based on the highest estimate received from the engineer. Once actual bids are received and a contractor selected, a lower total amount may be needed.

How Will You Help?

	Number of	Donation	Total to be
	Donors	Amount	Raised
Please prayerfully consider how you can financially support the replacement of the HVAC system while, at the same time, continuing your regular tithing.	3	\$150,000	\$450,000
	6	\$100,000	\$600,000
	6	\$75,000	\$450,000
	7	\$50,000	\$350,000
	10	\$25,000	\$250,000
	30	\$10,000	\$300,000
	74	\$5,000	\$370,000
	165	\$2,000	\$330,000
	301		\$3,100,000

Food For Thought

Contributing to a capital campaign should be a form of sacrificial giving. In Catholicism, sacrificial giving involves offering something of significant value to God, often at a personal cost or discomfort. This act is deeply rooted in the biblical narrative, where giving is both an act of charity but also an expression of faith, obedience, and worship. Sacrificial giving is characterized by the willingness to prioritize God's kingdom over personal gain or comfort. It is an act of gratitude to the Lord and brings joy and peace.

Payment Options

If the donor chooses to set up a payment plan, they can choose either a 3-year or a 5-year option, with either monthly or annually scheduled payments. Donations less than \$5,000 will have a 3-year plan.

Amount of Donation	Over 3 years:		Over 5 years:	
	Annual	Monthly	Annual	Monthly
\$150,000	\$50,000	\$1,167	\$30,000	\$2,500
\$100,000	\$33,334	\$2,778	\$20,000	\$1,667
\$75,000	\$25,000	\$2,084	\$15,000	\$1,250
\$50,000	\$16,667	\$1,389	\$10,000	\$834
\$25,000	\$8,334	\$695	\$5,000	\$417
\$10,000	\$3,334	\$278	\$2,000	\$167
\$5,000	\$1,667	\$139	\$1,000	N/A
\$2,000	\$667	\$56	N/A	N/A

You will be receiving a letter of request for support and a volunteer will be contacting you to discuss any questions you may have.



Questions? Contact a Steering Committee Member:

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THANK YOU!