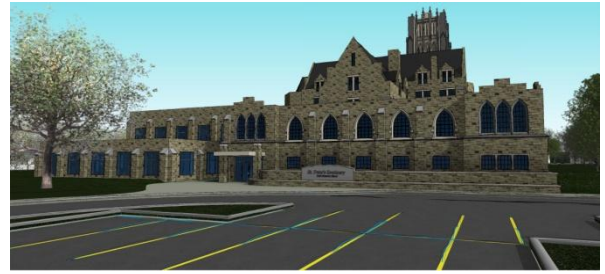


# Rekindling THE Gift



## UPDATE FOR THE SUPPORTERS OF THE RESTORATION AND RENOVATION OF ST. PETER'S SEMINARY NUMBER 1—SPRING 2017

**From: David Howie (St. Peter's Seminary Foundation) and Rev. Peter Keller (St. Peter's Seminary)**

### WELCOME DEACON GERARD VAN SCHYNDEL

We have been blessed that Deacon Gerard of Delhi has joined the Building and Grounds Advisory Committee as Chair. The ten-member committee provides oversight on the Seminary project by receiving regular monthly reports on construction progress and financial status.

### PHASE ONE PROGRESSING WELL

The renewal of St. Peter's Seminary is being handled in three phases to balance the scope of work with our budget. So far in phase one, we are on time, within our budget and with a comprehensive scope. The first phase's scope encompasses more than half of the proposed work on the interior of the building and most the exterior work. On the exterior, the replacement of the slate roof, the rebuilding of the dormers and the repointing of the stonework is easily seen and over half completed. Import site work including new a driveway, a new parking lot, renewed storm drains and a new sanitary sewer has been accomplished providing for the building needs for many years to come. On the interior, work is focused on the top two floors of the building. Fifty-two new residence rooms for seminarians, resident faculty and guests are being built within the gutted shell of the top two floors of the building. The extensive rebuild has allowed us to significantly insulate exterior walls and soundproof interior wall while economically removing the asbestos that had been installed into the building over the years. Within the large space in the tower, two addition floors have been built which will house the boilers for the building's heating system, the chillers for the air conditioning systems and the air exchanger for the ventilation system.

Phase One incorporates the fifth floor of suites for resident faculty and guests which will be named to honour the Gatfield Family Foundation's generous support, and the memory of Fr. Ted Gatfield.

Work on phase one began in August 2016 and is expected to run into the spring of 2018. The remaining two phases should be completed by fall of 2019. The biggest surprise so far is that there has been no major surprise. As with any renovation, you can predict there will be some surprises so the Building and Grounds Committee has budgeted for these contingencies. The Committee is pleased that only 8.1% of this contingency allotment has been used so far since the roof structure, walls and foundations have all proven to be structurally sound and in good condition. The Building and Grounds Committee continue to monitor all change orders which draw from this fund to ensure we stay on track.

### TREE REMOVAL CONCERNS ADDRESSED

You may have read about the local controversy about the removal of trees on the property which made news for the **London Free Press** and the attention of some London area radio stations. The issue centred on whether the City of London's new tree bylaw, instated August 2017, would apply to the Seminary project which was already in the approval process. After consultation, the city planner John Fleming

stated, “We have determined that the tree removal that has occurred is consistent with the heritage alteration permit that was submitted by the Seminary and approved by the London Advisory Committee on Heritage and City Council. The Seminary has followed up with their required landscape plan showing extensive re-planting and has also acquired the necessary tree permit to move forward. The City’s new Tree Protection By-Law was established in August and, as a new by-law, created some confusion relating to all of the permits and processes required to implement the planned work.”

### **LAND SEVERENCE**

The planned severance of land including the Aquinas House building to the south and east of the Seminary, currently owned by the Diocese of London and designated for sale to King’s University College, has been approved by the City of London. Conditions over a walking trail, water supply and heritage vista concerns have been addressed. Other conditions need engineering review, but in principle the severance is on. The land sale is key to securing about \$3.5 million in project funding from the proceeds of the sale.

### **REKINDLING THE GIFT FUNDRAISING**

The St. Peter’s Seminary Foundation has committed to raising about \$6.5 million from supporters of the Seminary over four years. The Rekindling the Gift Capital Campaign has migrated from a quiet phase of approaches to a small number of major donors to the start of the public phase approach to broad numbers of potential donors in and beyond the Diocese of London.

To date, 394 gifts and pledges have been received totalling over \$3.4 million. Among the many generous commitments, some notable pledges and gifts have been received from the Toldo Foundation, The Gatfield Family Foundation, Don and Gail Rodzik, Andy and Helen Spriet, Cemeteries of the Diocese of London. The Seminary Alumni have committed nearly \$350,000 while the Seminary’s faculty and staff have pledge over \$70,000.

### **WHAT’S NEXT?**

Three areas of work are currently in the planning stages. Firstly, level three will house one Hall of seminarians’ residences (with the support of the Toldo Foundation), the new Chapel of Our Lady of the Annunciation, and offices for the Save a Family Plan charitable organisation and Canonical Services of the Diocese of London. Secondly, the ground floor level will feature a new barrier free main entrance, new classrooms, Seminary and Foundation offices, and a refurbished refectory. Finally, level two (the Seminary’s present main floor) will house the refurbished auditorium, the faculty offices, a lay student centre and the seminarian lounge and recreation centre. The classroom complex and seminarian lounge has been supported by Don and Gail Rodzik, while Catholic Cemeteries of the Diocese of London will be recognized at the new entrance. The improved auditorium will be named for Bishop John Michael Sherlock who has championed the Seminary for many years.

### **A PICTURE IS WORTH...**

But a movie is worth even more. To give you a glimpse on work as of March 2017, click on the link below. It is written, produced, directed and filmed by Seminary faculty member Fr. Peter Keller, who has taken a leadership role in the construction effort.

<https://www.facebook.com/SPSeminary/videos/1716427118371021/>

The link is accessible to those who have a Facebook account. It can be viewed on the Seminary’s home page at the bottom right hand corner by searching for the March 17<sup>th</sup> entry.

<http://www.stpetersseminary.ca/index.php>