



FINANCIAL FEASIBILITY STUDY

CREATED BY:  
BCHS FEASIBILITY STUDY EXECUTIVE  
COMMITTEE, STEERING COMMITTEE,  
AND THE INSTITUTE FOR SCHOOL AND  
PARISH DEVELOPMENT

SPRING 2023



The history of Bishop Chatard High School tells the story of faith, dedication, growth, support, and community. In sending forth more than 10,000 alumni since 1965, the school is known for its legacy of excellence. Bishop Chatard has a tradition of providing a transformative high school experience to our students through academic excellence, meaningful faith formation, and quality extracurricular and co-curricular experiences, including athletics and the performing arts – all directed toward a deeper relationship with Jesus Christ and understanding of who He is calling them to be.

While throughout the past few decades the face of the campus has changed, we must continue to update and enhance our facilities in order to more fully meet the needs of our students. Bishop Chatard High School has completed Phases I and II of the Master Plan that grew out of our strategic planning efforts and are looking forward to the completion of Phase III.

Due to a significant lead gift directed to the building of an Arts Center (which includes a Student Life Center), we are in a unique position to test for support for the additional funds required for the Arts Center and for interest and support for other master plan projects and initiatives that are part of Phase III of the Master Plan.

**“The new Arts Center will allow Bishop Chatard to meet our students’ needs more effectively by elevating the quality of the arts programs and expanding their reach as a means of fulfilling our mission to transform lives through the experience of the Truth, Beauty, and Goodness of God. And, due to its multi-purpose design, the Arts Center will accommodate a wide variety of student activities that our current facilities do not adequately support.”**

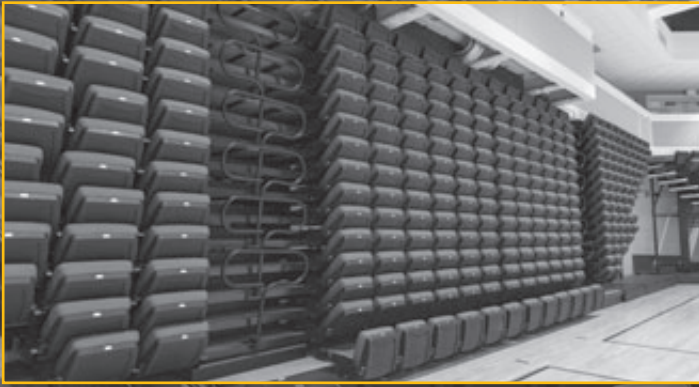
*~ Bill Sahn, President, Bishop Chatard High School*

## THE VISION

The planned 400+ seat Arts and Student Life Center (“Arts Center”) is more than meets the eye. It will be, first and foremost, a state-of-the-art high school theater, concert hall, and art gallery. The retractable seat design will allow for multiple uses for the space, including lectures, student meetings, new extracurricular activities, retreats, ceremonies, alumni events, other larger group gatherings, enhanced instructional opportunities, and summer camps for future Trojans, to name a few.

The Arts Center will also serve the wider North Deanery community as a venue for parish school musicals and theatrical performances, which helps support our parish communities and the long-term enrollment vitality of Bishop Chatard High School.





At Bishop Chatard High School, we recognize that we are created, gifted, and inspired by God. Therefore, as artists by His design, we are called to deliver truth, beauty, and goodness through the outpouring of our human spirit in creative acts of expression, the fruits of which illuminate His presence in the world and inspire others toward Him.

*~ Mark Duray, BCHS Director of Performing Arts*

# FEASIBILITY STUDY

A Feasibility Study was initiated by BCHS in January 2023 with the formation of a Steering Committee composed of school leaders, with representation from administration, staff, alumni, parents, alumni parents, and friends. This Steering Committee has been tasked with the responsibility of determining if the implementation and completion of Phase III of the Master Plan has sufficient support to be successfully undertaken. The work of the Committee consists of taking the necessary steps in this Feasibility Study process.

## THESE INCLUDE:

Creating this Case/Position Statement for Support

Creating this Question & Answer (Q & A) component that describes Phase III to BCHS constituencies

Helping to select leaders to be interviewed and surveyed

Conducting approximately 60 confidential, one-on-one interviews with Bishop Chatard High School leaders

Conducting surveys/questionnaires completed by Bishop Chatard High School alumni, parents, and friends

Presenting the results of this Feasibility Study to school leaders





**Joining the spring musical my freshman year was likely the most pivotal part of my life so far. I met my closest friends through the performing arts, and many of my favorite memories are the times I spent on stage with them. A performing arts center would vastly improve the program here and likely make Bishop Chatard the most desirable school in the archdiocese for pursuing performing arts.**

*~Shafer Hofmann, '23*



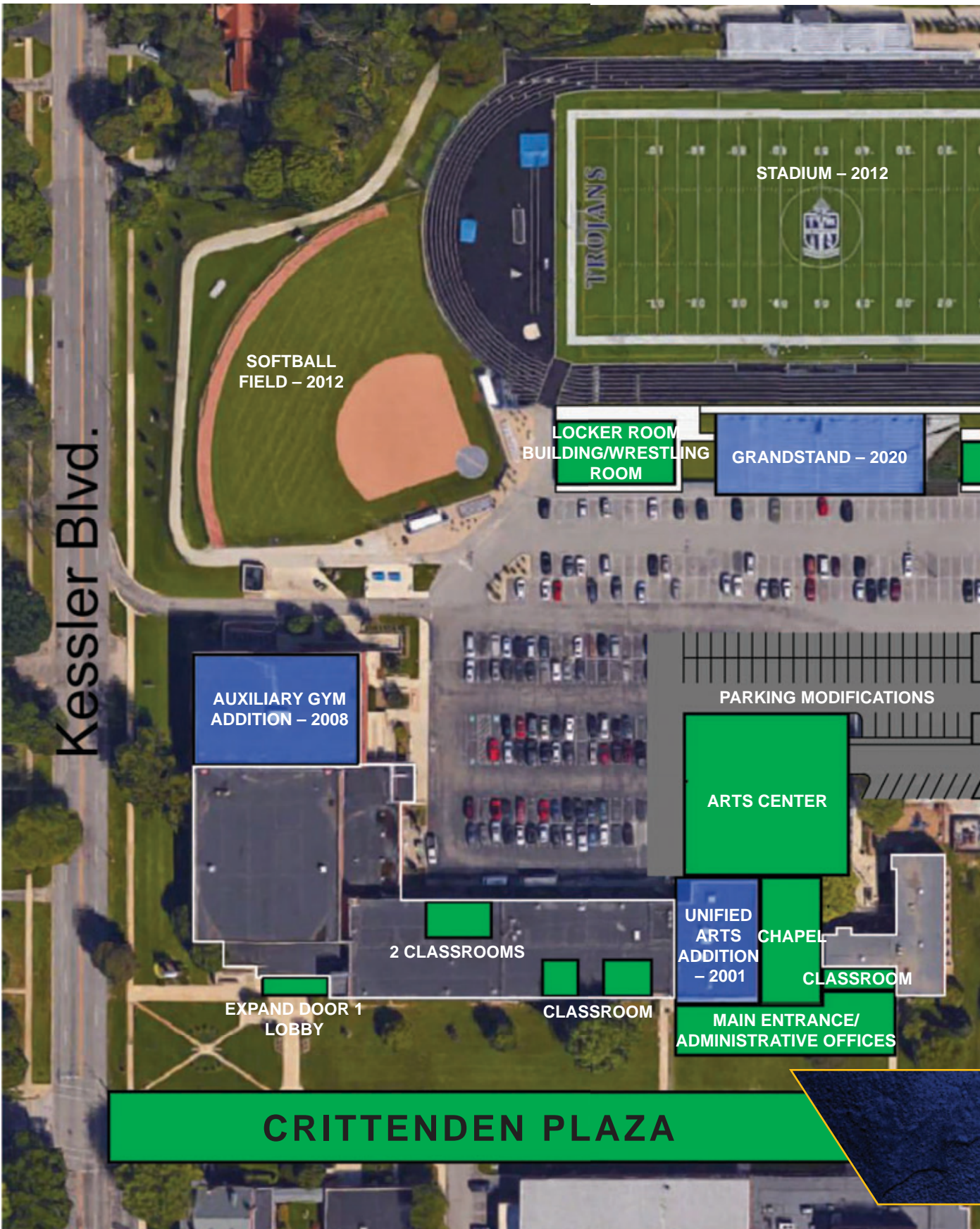
## **YOUR INVOLVEMENT IS CRITICAL**

This is a strategic moment in time for Bishop Chatard High School. The planning and organization have been accomplished with input from a broad base of BCHS constituencies. The consensus of the input received thus far points to the initiation of Phase III of the Master Plan. The infrastructure to do that is in place. Broad-based support for the school has been voiced. It is time to move forward.

# **WHAT IS NEEDED? YOU!**

## **PLEASE CONSIDER THE NUMBER OF WAYS YOU CAN BE PART OF THIS VISION.**

- Pray daily for the on-going growth and flourishing of Bishop Chatard High School as an exemplary Catholic secondary school in this area of the country.
- Share your ideas about this proposed vision with a representative from our feasibility consulting firm, the Institute for School and Parish Development, via interviews, questionnaires, or surveys.
- Be an ambassador for Bishop Chatard High School and our vision.



Kessler Blvd.

STADIUM - 2012

SOFTBALL FIELD - 2012

LOCKER ROOM BUILDING/WRESTLING ROOM

GRANDSTAND - 2020

AUXILIARY GYM ADDITION - 2008

PARKING MODIFICATIONS

ARTS CENTER

2 CLASSROOMS

UNIFIED ARTS ADDITION - 2001

CHAPEL

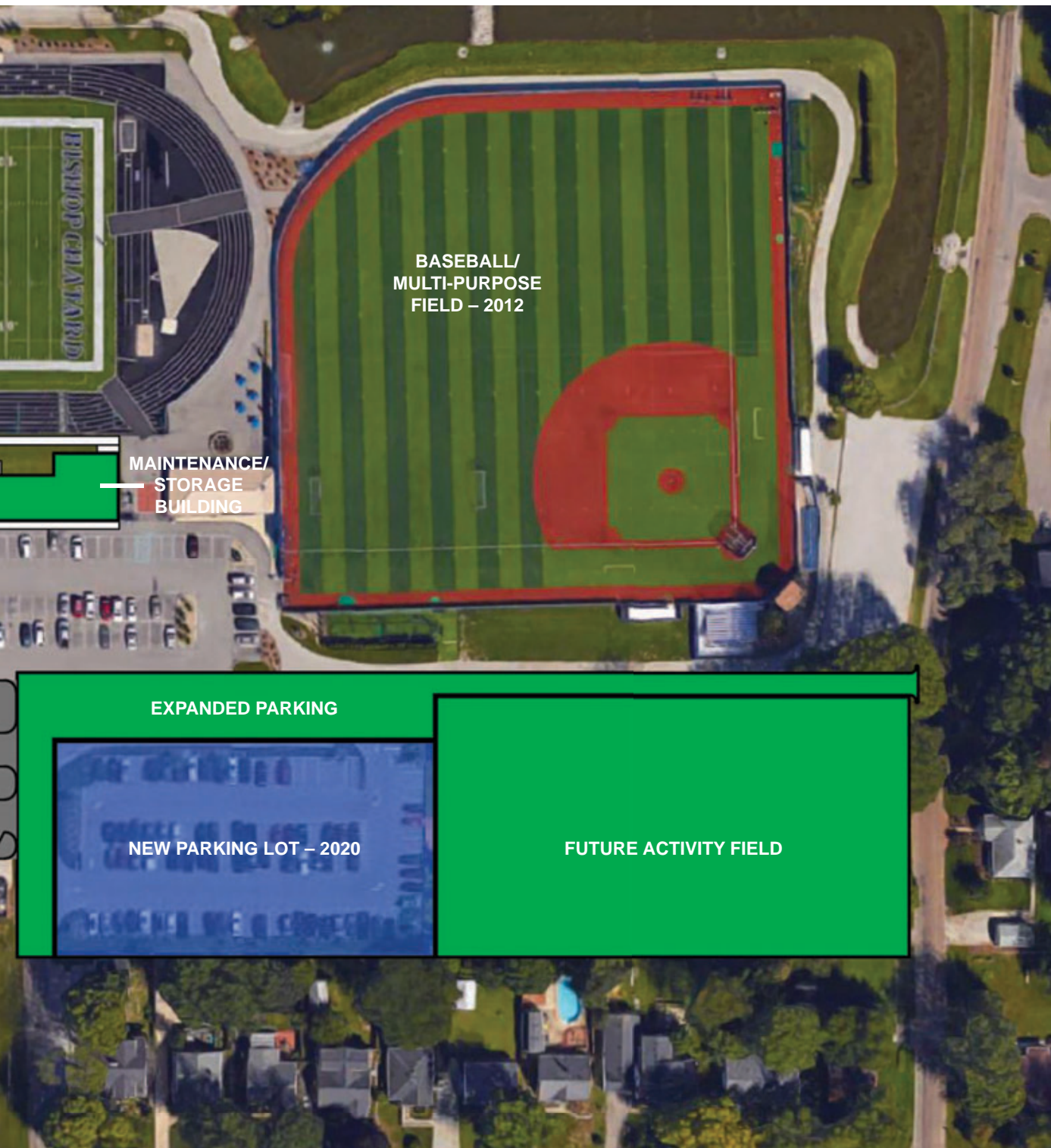
CLASSROOM

EXPAND DOOR 1 LOBBY

CLASSROOM

MAIN ENTRANCE / ADMINISTRATIVE OFFICES

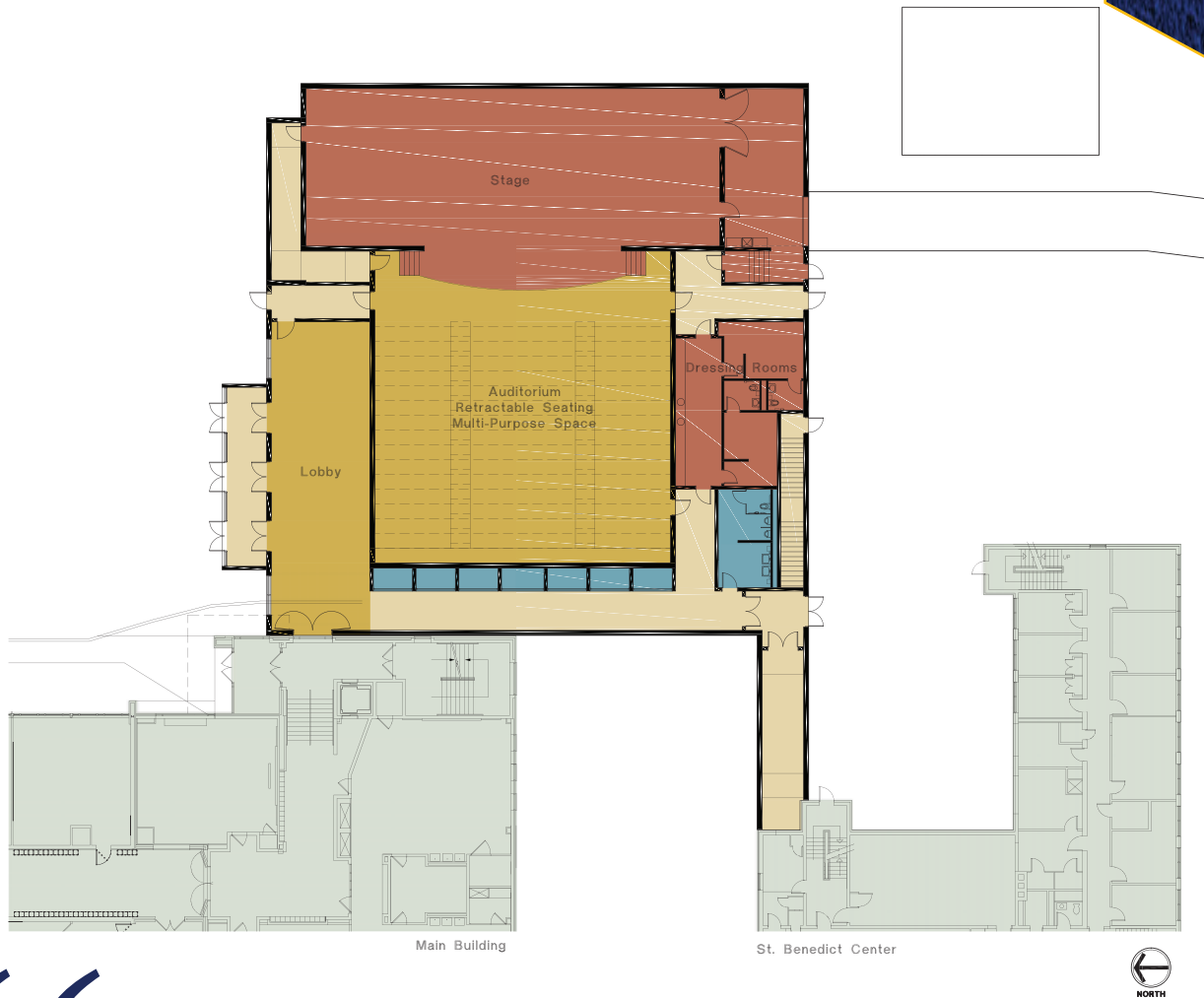
CRITTENDEN PLAZA



# BISHOP CHATARD HIGH SCHOOL CAMPUS MASTER PLAN

# PROPOSED ARTS CENTER ADDITION

1<sup>ST</sup>  
FLOOR



“ I’m involved with many different activities here at Bishop Chatard, but theater is my favorite. I found a community of people who loved performing and loved having fun. The hardest part about being in theater is trying to find a space that isn’t already taken to rehearse and having everything like costumes, props, crew, and equipment scattered. The addition of a performing arts building gives us a permanent home to focus more on our art and continue Bishop Chatard’s great theater tradition. ”

~ Jack Dixon '23





I have been involved in Bishop Chatard’s performing arts since the first semester of my freshman year when Mr. Duray, the head of the music department, first told us that our gift to create music is an instrument of God’s love. I am now a senior at Bishop Chatard High School. I am president of Bishop Chatard’s Thespian Society and will be pursuing musical theater through a Bachelor of Fine Arts and a minor in Business in college. I hope to always carry with me what I have learned through Bishop Chatard’s fine arts programs and look forward to sharing that goodness with others.

~ Sarah Semon, '23

# QUESTIONS & ANSWERS

## WHY IS THE ARTS CENTER PRIORITIZED OVER OTHER PROJECTS?

We have been blessed with a lead gift of \$5 million directed to the Arts Center. As a result, our first priority for Phase III of our Master Plan will be to raise the balance required to complete this project.

## WHAT IS THE COST OF THE ARTS CENTER?

Including an endowment fund equal to 10% of the cost of the Arts Center to maintain this facility, the total estimated cost for the Arts Center is \$11.6 million.

## WHAT OTHER PROJECTS ARE IN THE MASTER PLAN AND WHAT ARE THE ESTIMATED COSTS?

*Included in the Master Plan are as follows:*

- New 200+ Seat Chapel - \$2.5 million
- New Main Entry/Admin Office Area (+ 5 Classrooms) - \$3.5 million
- Widen Crittenden Avenue (additional parking) - \$1 million
- Campus Expansion Improvements including new activity field, parking, vehicular access control - \$1 million
- New 2-story Stadium Building for Locker Room, Wrestling, Expanded Weight Room - \$3 million
- Storage/Maintenance Building - \$550,000
- Expanded Main Gym Lobby (Crittenden Avenue) - \$800,000

*Note: Endowments – Each Project Includes a 10% Factor for Endowments*

## WHAT PERCENTAGE OF FUNDS NEEDS TO BE RAISED BEFORE CONSTRUCTION CAN BEGIN?

An additional \$800,000 in cash and \$5,800,000 in pledges.

## HOW SOON CAN THE OTHER MASTER PLAN PROJECTS BE REALIZED?

It is possible that other Master Plan projects can be completed within 2 - 4 years if additional funds are raised through the Arts Center campaign.

## IS THERE A TAX BENEFIT FOR THE DONORS?

Yes. For most, if not all donors, this will be the case.



*For further information, please contact: Executive Director of Development Margaret Ruffing at [mruffing@BishopChatard.org](mailto:mruffing@BishopChatard.org).*



## **WHAT IS THE TIMELINE?**

We are still determining that based on the results of this feasibility study. The hope is to break ground during the summer of 2024. We would look to complete work by the beginning of the 2025-2026 school year.

## **WILL THIS PROJECT DISRUPT CAMPUS LIFE?**

During construction, the disruption to campus life should be minimal, and there is a plan in place for replacing lost parking during construction.

## **HOW WILL TUITION BE AFFECTED?**

The cost of the Arts Center includes an endowment that is earmarked for ongoing maintenance and capital improvements for the new facility. The endowment helps ensure that the Arts Center will not impact tuition in the future.

## **WILL THERE BE ADDITIONAL PARKING?**

The plan provides for replacement of the parking spaces currently located on the Arts Center. By strategically removing the existing blockhouse building and burying power lines, we will essentially replace all the lost parking. There is also a plan in the future for additional parking on Evanston and Crittenden Avenues.

## **WILL WE EMPHASIZE EMPLOYER'S MATCHING GIFT?**

Yes!

## **HOW WILL THIS IMPACT THE STUDENT BODY?**

As seen in student testimonials included in this Position/Case Statement and through our initial feasibility research, our community believes that the Arts Center will provide students with the quality of space required to stage high-end productions in the arts and a wide variety of student activities that our current facilities do not adequately support.

## **WHO IS LEADING AND MANAGING THIS FEASIBILITY STUDY AND POSSIBLE FUTURE CAPITAL CAMPAIGN PROJECT?**

Three groups are leading this process to determine the level of support Bishop Chatard High School can expect: 1. The BCHS Executive Committee led by school administrators, advancement personnel, and board members; 2. The Steering Committee that includes parents, alumni, past parents, community leaders, friends of BCHS, and faculty/staff; 3. The Institute for School and Parish Development (ISPD), a national Catholic development consulting firm.

## **WHY SHOULD ALUMNI BE INVOLVED?**

Alumni know that Bishop Chatard is a special place where they learned together, grew up, and shared traditions as they developed into young women and men who were well-prepared to take on the challenges of the world. Because of this spirit and bond, alumni will always belong to Bishop Chatard High School. When you belong, you care, you give sacrificially, and you stay involved for the sake of your shared experiences and for future generations to have these growth-filled and life-transforming experiences.

## MASTER PLAN



### PHASE I

Endowment Funding  
Classroom Modernization  
Technology Platform  
Activity Fields and Facilities

**COMPLETED SUMMER OF 2012 - \$4,500,000**



### PHASE II

Complete Purchase of 7 Houses  
Add Parking – Evanston Avenue  
Home-Side Stadium Bleachers

**COMPLETED SUMMER OF 2020 - \$2,650,000**

### PHASE III

400+ Seat Arts and Student Life Center

**PROJECTED SUMMER OF 2025 - \$11,600,000**

Projects in the Master Plan that could be included in Phase III:

New 200+ Seat Chapel  
New Main Entry/Admin Office Area plus 5 Classrooms  
Widen Crittenden Avenue (Additional Parking)  
Campus Expansion (Activity Field, Additional Parking)  
New 2-story Stadium Building  
Expanded Main Gym Lobby

