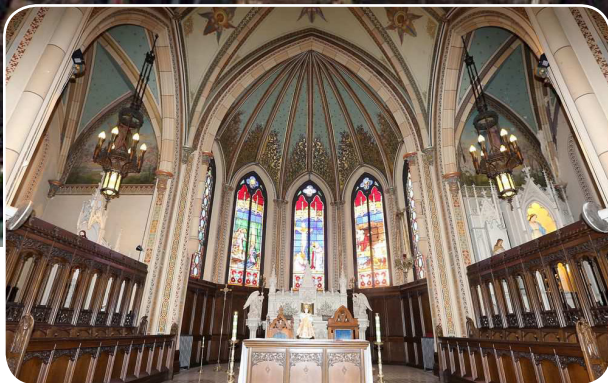
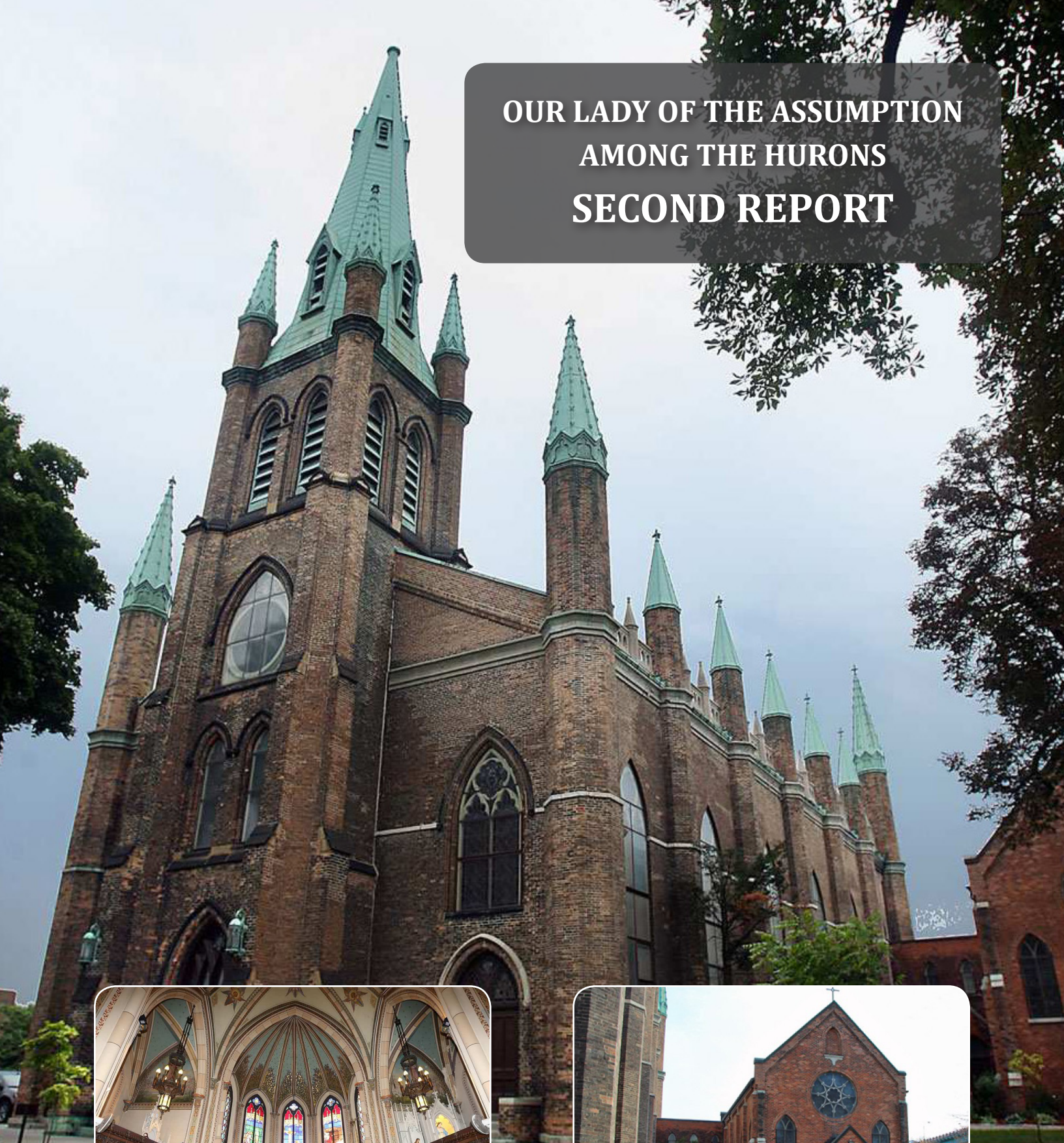


OUR LADY OF THE ASSUMPTION AMONG THE HURONS SECOND REPORT



Presented by: Paul L. Mullins, B.A., L.L.B.
DEC. 7TH, 2018

Our Lady of the Assumption Among the Hurons of Detroit Second Report

Preamble

1. The Interim Report provided a comprehensive explanation of the prior fundraising campaigns for the restoration of Assumption church. This Second Report clarifies some of the issues contained in the Interim Report. It also provides the updated, peer reviewed costing for the restoration of Assumption and Holy Name of Mary churches, and the cost estimate for building a new church. Finally, it provides significant facts that can be used by Bishop Ronald Fabbro, C.S.B., and Assumption Parish to decide the long-term future of Assumption Parish and its churches.
2. The August 11, 2018 letter by Bishop Fabbro to the parishioners of Assumption Parish, which was read at every mass, was a major step toward healing the negativity and distrust that the fundraising campaigns had engendered. As the Interim Report made clear, a number of mistakes were made by many participants. Bishop Fabbro accepted responsibility for any of the mistakes made by the Diocese of London. Bishop Fabbro attended a meeting with the Assumption Heritage Board volunteers to discuss how a better result could have been achieved. These volunteers also accepted Bishop Fabbro's invitation to attend the 15th Annual Bishop's Dinner as his guests where Bishop Fabbro publicly thanked them for their support and work on the Assumption church restoration project.
3. When the Interim Report was released in August 2018, I invited everyone who had an interest in the restoration of Assumption church and the options for Assumption Parish to provide further input and comments. The predominately positive response that the Interim Report received was gratifying and encouraging.
4. I wish to acknowledge the complete cooperation that I have continued to receive from both Bishop Ronald Fabbro, C.S.B., and Fr. Maurice Restivo, C.S.B., and their staffs. Please visit the Assumption Parish website (assumption.dol.ca) for the complete Interim Report.

Clarifications of the Interim Report

5. Background Issues

One of the major issues that I failed to identify in the Interim Report was the negative impact of the restructuring of the parishes in the Diocese, which included the suppression (the closure) of over 20 parishes. These closures included St. Patrick, Blessed Sacrament, and Holy Name of Mary within Assumption Parish itself. This led to a climate of mistrust and added credence to the belief that Bishop Fabbro did not want to restore Assumption church. There was significant pain, which was still fresh, resulting from the restructuring of Assumption Parish.

6. Restoration – Heating Issue

When the newly installed electrified hot water heating system was not able to provide the required amount of heat, and it proved to be too expensive to operate, the Diocese obtained an estimate to convert it to a hot water radiant heat system. In addition, the completion of the asbestos abatement was also required. The asbestos that was wrapped around the decommissioned steam pipes had to be removed. These estimated costs were over \$400,000. The Diocese decided that it could not justify incurring these expenses since it was uncertain whether the funds needed to restore Assumption church could be raised. It was not prudent to spend this money if Assumption church could not be saved or had to be sold.

7. Agnew Team Campaign

When I itemized the extraordinary generosity of Al Quesnel, I credited him with having donated \$1.5 million for the restoration of St. Anne's church in Tecumseh. Reverend Eugene Roy, the pastor of St. Anne's Parish, advises me that Al Quesnel actually donated \$2.5 million. This major project could not have been completed without Al Quesnel's generosity. He has now renewed his pledge to donate \$5 million to the restoration of Assumption church provided someone matches his donation.

8. Restoration Bell Tower

I wish to acknowledge the contribution made by the St. Benedict Community for the restoration of the Assumption church bells which had been inoperable for some time. This was an item identified in the PMC final report as one of the accomplishments of the PMC campaign.

Assumption Parish Sustainability

9. A major concern has been expressed numerous times during the preparation of these reports. Assuming that sufficient money is able to be raised to restore Assumption church, is Assumption Parish able to sustain its ongoing maintenance? This is a legitimate concern. Interestingly, this has been a challenge from the very beginning of the parish.

10. In the early history of Assumption Parish, the building of the first two or three churches and their maintenance depended in a large degree on the generosity of the Huron Indigenous community. A historical account was commissioned in the 1950's by The Honourable Leslie M. Frost, the Prime Minister of Ontario, entitled "The Windsor Border Region". It was compiled and edited by Reverend Ernest J. Lajeunesse, C.S.B. The introduction contains the following information:

The creation of Assumption Parish was authorized on August 7, 1767. It was formally established on October 3, 1767. Within two weeks, on October 15, 1767, the first pastor, Father Potier, sold *"four arpents (acres) of church land to Francois Marentette for a price of \$1,600 livres"...* *"The formula for financing church projects was a simple one - obtain grants of land from the Indians and sell them to the settlers. Within two decades the formula had been applied four times."*

11. In assessing the Assumption Parish long-term viability, there are three major factors to consider: the demographics, the attendance at weekly services, and the financial performance.

Assumption Parish Demographic Characteristics

12. A recent report prepared for the Assumption Parish Comprehensive Outreach Program includes the following statistics:

Assumption parish is located in an area with arguably some of the highest needs in the Diocese of London. A recent demographic analysis by the City of Windsor based on the 2016 federal census indicates the following:

- *47% of individuals 15 years and over have an income of under \$20,000*
- *54% of individuals 15 years and over have no certificate, diploma or degree beyond high school*
- *17% of the population are not Canadian citizens*
- *48% of the population are not in the labour force*
- *The unemployment rate for those in the labour force is 14% - about double the rate for the City of Windsor*
- *58% of occupied dwellings are rented*
- *31% of families are single-parent led*
- *Over 1,000 existing dwellings require major repairs*
- *51% of homes were constructed prior to 1960*
- *The most common languages spoken other than English include Arabic, Mandarin, and then smaller numbers of Italian, Urdu, and Bengali.*
- *57% of immigrants are from Asia, mostly China and India.*

Assumption parish is very large geographically. The area stretches from the Detroit River southerly to just beyond Tecumseh Rd. and from the Town of LaSalle easterly to just beyond of Crawford. The size allows for a wide range of diverse neighbourhoods including significant areas of housing for low-income families, student housing, and affordable rentals.

There are three Catholic elementary schools (one English, one French, and one English middle school) in the area and one Catholic High School. There are three public elementary schools and two public high schools (one English and one French).

A more diverse and changing demographic presents an ongoing challenge for Assumption Parish. The Comprehensive Outreach Program is being implemented as one way to help address this issue.

Assumption Parish Weekend Attendance

13. A record of attendance at weekly services is taken in October of each year. The records show that attendance was severely impacted by the relocation of weekend services from Assumption church to Holy Name of Mary church. The attendance in 2015 showed a decrease of 42% as a direct result of the closure of Assumption church. In the three years prior to the closure, weekend attendance averaged over 1,200. In the three years after the closure weekend

attendance has averaged 750. However, during the entire six-year period from 2012 to 2018, average attendance increased over 2% each year with the sole exception of 2015. In the current 2018 year, attendance has increased by 10%. Some of this increase has been attributed to the renewed hope engendered by the release of the Interim Report, but also from the increased number of students from India who are attending St. Clair College. They are attracted to the more affordable housing within Assumption Parish.

14. It is the assessment of the Assumption pastoral team that a return to Assumption church for weekend services would increase attendance significantly, especially among the University of Windsor staff and students. However, there is no expectation that everyone who attended Assumption church in prior years would all return.

Assumption Parish Financial Sustainability

15. Assumption Parish has two major sources of revenue: general donations including weekly offerings, and parking lot revenue. The combined revenues for the last two years (2016 and 2017) totalled \$1,581,607. This produced a surplus for those two years of \$93,107, which is an average surplus of over \$46,000 per year.
16. Assumption Parish has accumulated a surplus on deposit with the Diocese of London loan fund of over \$500,000. These savings have been accumulated in the six years since the suspension of the PMC campaign, and are in addition to repaying \$225,000 of PMC campaign losses. This demonstrates the extraordinary resiliency of Assumption Parish.
17. If Assumption church is restored, there is reason to believe that the annual cost of repairs (averaging \$85,000 per year) and the cost of utilities (averaging \$65,000 per year) would be reduced significantly. It is also reasonable to expect that revenues would increase.
18. The strong weekly attendance, and the healthy financial performance, demonstrate the vitality of Assumption Parish and is strong evidence that a restored Assumption church can be maintained by Assumption Parish.

Restoration Costing

19. The Allan Avis Architects Inc. Condition Reports have been updated and peer reviewed by the firm of ERA Architects Inc.. Allan Avis Architects Inc. is the firm that the Diocese has used for work on historical churches. ERA Architects Inc. has acted for the University of Windsor on both the Windsor Armouries and the Windsor Star projects. Both of these projects involved major restoration and/or renovation of historic buildings.
20. Allan Avis indicates a current restoration budget for Assumption church of \$17–\$26 million. The higher amount recognizes the need for a parish hall, which is considered essential for a vibrant parish community. It also includes \$800,000 for the option of restoring the original copper roof.

21. Allan Avis indicates a current restoration budget for Holy Name of Mary church of \$5–\$10 million. The higher amount includes expanded parking, improved hall facilities, and restoring the original copper roof. It does not include the costs of a parish rectory or office. These facilities would need to be addressed if Assumption church is converted for other uses.
22. Allan Avis has estimated the cost of constructing a new church and related facilities at \$13 million. These costs are based upon new churches that have been built recently in Essex County: Visitation, St. Michael, and Good Shepherd. This does not include the costs for the land or site improvements.
23. ERA Architects Inc. (ERA) reviewed the proposed budgets prepared by Allan Avis Architects Inc. (AAA) and provided the following comments:

*“It is ERA’s understanding that AAA has provided a ‘Class D’ estimate so the Diocese might gauge the overall ‘ballpark’ budget for restoring the Church. **For this purpose, we think AAA’s May 15 document is useful and informative, providing a reasonable target for preliminary budgeting** (emphasis added). While the cost of finishes and the scope of restoration work vary on all our projects, none of the estimated costs in AAA’s assessment strike us as being abnormally high for a building of the Assumption Church’s size, age, community importance, and state of disrepair.”*
24. Estimates are categorized from Class A through to Class D. A Class A estimate is obtained when bids have been received, evaluated, and verified. A Class D estimate includes a comprehensive statement of requirements and an outlined solution. It is used purely for cost comparison between alternative solutions and is only an indication of the final cost for budgeting purposes.
25. The summary of the May 15, 2018 Allan Avis reports and budget is attached hereto as Appendix A. The ERA Review of Cost Estimates dated October 2, 2018 is attached hereto as Appendix B.
26. **Based upon both foregoing reports, it is clear is that the actual cost of these projects will only be known as the work is being completed. An important factor is the requirement to comply with the Ontario Heritage Trust Easement which is registered against Assumption church. Accordingly, if a restoration of Assumption church is to be undertaken, a budget of \$20 million would provide a prudent initial fundraising target.**

Options For Assumption Parish

27. The Interim Report suggested various options for Assumption Parish. The statement that “the vast majority of parishioners would prefer the restoration of Assumption church as the Parish church” was challenged. A significant number of Assumption parishioners would prefer Holy Name of Mary as the permanent home for Assumption Parish. Many others do not believe it is possible to raise the enormous amount of money required to restore Assumption church as the parish church. Some do not believe it is right to spend so much money on a building when there many other needs requiring financial support. Others believe it is absolutely imperative that this historic building be restored and preserved.
28. Each of the options suggested in the Interim Report for Assumption Parish prompted very thoughtful and heartfelt support. Two new suggestions were received. The first suggestion envisioned converting Holy Name of Mary church into a mausoleum with a reduced chapel, which would retain its status as a church. As creative as this solution appears, a preliminary examination of its feasibility indicates that both the planning issues and the demonstration of financial viability do not support this concept.
29. The second new suggestion was a well-reasoned option to demolish Assumption church in order to build what would be the fifth Assumption church at this historic location. This proponent has now stated, *“However, as so many people have told me they would view this as sacrilege. I feel compelled to retract that view. Even you expressed in your report that ‘demolishing [Assumption church] would be a scar that would last for generations.’”*

University of Windsor and Indigenous University Options

30. The Interim Report raised the possibility of repurposing Assumption church for use by the University of Windsor and/or as the home for an Indigenous University. Both of these options received numerous positive comments as an alternative if Assumption church could not be restored as the parish church. The Indigenous University concept was strongly supported based upon the recognition of the generosity of the Huron people who donated the property.

Holy Name of Mary Option

31. Several people advocated for Holy Name of Mary as the permanent parish church. A group of long-time Holy Name of Mary parishioners submitted, “It is a blessing that we are back there now, and we want to stay there.” They suggested buying a house to use as the rectory, improving the parking, and keeping Rosary Chapel, which had been added to Assumption church in 1908.
32. There is no indication that Assumption Parish has the resources to restore Holy Name of Mary church on its own, nor to build a new church. There is no evidence to show that support from outside Assumption Parish would be forthcoming for either of these options.

St. Benedict (Latin Mass) Community Option

33. The St. Benedict Community has renewed its proposal to assume Assumption church and to share it with Assumption Parish. They would assume responsibility for the fundraising and restoration of the church. A comprehensive proposal has been provided to Bishop Fabbro for his consideration.

Assumption Church Option

34. The vast majority of written and oral comments that I received argued strongly for the restoration of Assumption church as the Parish church. Many of these supporters expressed a desire to share Assumption church, Rosary Chapel, and the grounds with the entire community. There were concerns expressed about the ability to raise the funds required for restoration.
35. The ability for Assumption Parish to better service the University of Windsor staff and students was cited in support of the Assumption church location. It would also help to reinforce the Assumption University outreach to these unique parishioners.
36. A theme raised repeatedly is the need to broaden the use of Assumption church by recognizing the French and the Indigenous contributions, which were integral parts of the rich history of Assumption Parish. The Hurons donated the land. The French pioneers built the present church and the three former churches on the Assumption site.
37. This desire to respect the history of Assumption Parish is consistent with the intent recorded by Father Lajeunesse:

"In return for their contribution of land, the Hurons continued to share in the new church. At a meeting of la fabrique on September 9, 1787, it was decided that a section of the church would be reserved for the pews and seats of the Indians 'in gratitude for their zeal and their contributions as far as was in their power.' The decision to set aside for them only about a quarter of the church was dictated by the large increase of the French and the dwindling number of the Indians in the parish."

38. The recognition that *"the Hurons continued to share in the new church ... in return for their contribution of land"* is consistent with the Indigenous concept of land ownership being a "sharing" as opposed to the Canadian concept of exclusive land ownership.
39. A number of potential donors indicated they would contribute to the restoration of Assumption church if the church and/or chapel were made more available for use by the entire community. This sharing is seen as keeping faith with the intention of the original founders. Promoting Assumption church as a tourist attraction would enhance both the Windsor riverfront and the Sandwich community.

40. Several advocates for the restoration of Assumption church supported the possibility of sharing Assumption church or Rosary Chapel as a place for Indigenous artifacts and history. Another suggestion envisioned Rosary Chapel as a common prayer room that could be made available to all religious groups. If any of these changes are necessary in order to achieve the restoration of Assumption church, they can be considered as small sacrifices compared to those parishes that have lost their churches.
41. A fundamental principle of Indigenous law and religion is the debt owed to the seven prior generations and the obligation to consider the needs of the next seven generations. How will the needs of the seventh generation be served by the decisions we make today? This implies a comprehensive restoration designed to last for generations and should be the appropriate standard to apply if the restoration of Assumption church is able to move forward.
42. If a new fundraising effort is to be undertaken, it is important that it include a guarantee that all of the funds raised would be used exclusively for the restoration project, none of the monies would be used for fundraising expenses, and any monies received would be returned to the donors if the restoration project does not proceed in a timely manner.
43. Since the release of the Interim Report, several pledges have been made for the restoration of Assumption church. In addition to the pledge of \$5 million by Al Quesnel (subject to being matched), four pledges totalling \$3,251,000 in matching funds have been received. This is an encouraging beginning toward the \$20 million interim target.
44. The next step will require Bishop Ronald Fabbro, C.S.B, and Assumption Parish to decide which option(s) should be pursued. Any final decision will, of necessity, depend upon the ability to raise the funds required.
45. The resilience demonstrated by Assumption Parish throughout its long history, and the strong support that has already been demonstrated by the entire community, makes me optimistic that the restoration of Assumption church can be accomplished.

For further information or to contribute to the restoration of Assumption Church contact:

Assumption Parish - assumption@cogeco.net (519) 253-2493

Paul Mullins - paulmullins@xplornet.com (519) 982-3300

Donations can also be made through canadahelps.org under “Our Lady of the Assumption Parish, Windsor, ON”

COMPARISON CHART

	ASSUMPTION CHURCH		HOLY NAME OF MARY CHURCH		HYPOTHETICAL NEW CHURCH FACILITY*	
Building Structure	\$189,000		\$1,497,000			
Building Envelop	\$8,728,750		\$796,000			
New Buildings & Major Renovations	\$591,800		\$0		\$9,505,745	
Interior Finishes	\$1,118,000		\$123,000			
Work Place and Life Safety	\$360,400		\$132,000			
Accessibility	\$379,500		\$560,000			
Mechanical	\$476,000		\$234,000			
Electrical	\$296,500		\$239,000			
Lightning Protection System	\$38,500		\$25,000			
Site Work	\$190,000		\$61,000		\$500,000	
Construction Contingency	\$1,855,000		\$550,000		\$1,001,000	
Subtotal	\$14,223,450		\$4,217,000		\$11,006,745	
13% HST	\$1,849,000		\$548,000		\$1,431,000	
Subtotal	\$16,072,450	\$16,072,450	\$4,765,000	\$4,765,000	\$12,437,745	\$12,437,745
Professional Fees	\$2,411,000		\$715,000		\$1,866,000	
13% HST	\$313,000		\$93,000		\$243,000	
Subtotal	\$2,724,000	\$2,724,000	\$808,000	\$808,000	\$2,109,000	\$2,109,000
Less HST Rebate 69.67%		-\$1,506,000		-\$446,000		-\$1,166,000
Total	\$17,290,450		\$5,127,000		\$13,380,745	
Discretionary	\$619,000		\$181,000			
Large Project - Fire sprinkler system	\$518,000		\$304,000			
Large Project - Copper roofing	\$834,900		\$900,000			
Large Project - Parish Hall	\$4,500,000		\$1,350,000			
Large Project - Parking Lot #1	\$0		\$169,000			
Large Project - Parking Lot #2	\$0		\$600,000			
Construction Contingency	\$971,000		\$526,000			
Subtotal	\$7,442,900		\$4,030,000			
13% HST	\$968,000		\$524,000			
Subtotal	\$8,410,900	\$8,410,900	\$4,554,000	\$4,554,000		
Professional Fees	\$1,262,000		\$683,000			
13% HST	\$164,000		\$89,000			
Subtotal	\$1,426,000	\$1,426,000	\$772,000	\$772,000		
Less HST Rebate 69.67%		-\$788,000		-\$427,000		
Total	\$9,048,900		\$4,899,000			
Total of All Work Listed Above	\$26,339,350		\$10,026,000		\$13,380,745	

* Hypothetical New Church Facility would be approximately 20,500 sq.ft. in gross building area at a single floor level, consisting of 11,000 sq.ft. church and sanctuary, 700 sq.ft. sacristy, 2,200 sq.ft. parish office and 6,600 parish hall. Not include: land acquisition, demolition of existing structures, site preparation and site development, furniture, fixtures and office/hall equipment.

Appendix B



ERA Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Canada
M4Y 1P9

October 2, 2018

Dave Savel
Episcopal Director of Administrative Services
Diocese of London
1070 Waterloo Street
London, ON N6A 3Y2

Re: Our Lady of the Assumption Church – Review of Cost Estimates

Dear Dave,

ERA Architects Inc. has prepared this letter on behalf of the Diocese of London to review the Costing Summary prepared by Allan Avis Architects Inc. (AAA), dated May 15, 2018. The document contains limited reference to unit costs and area takeoffs. Without access to that information, our review of the budget produced by AAA is necessarily unscientific and based upon general costing information for projects we have completed of a similar scale and/or scope.

We understand the objective of the Diocese is to select one of three approaches for the future of its Windsor properties/resources. The first approach is to repair and restore the Assumption Church, an 1840s church of historical importance. The second option is to repair and restore the Holy Name of Mary Church. The third option is to build a new church on a hypothetical green-field site. ERA is highly supportive of the Diocese's efforts to restore the Assumption Church, as it is rare surviving building from the early 19th century and an important part of Ontario's Roman Catholic culture and history.

For restoration of the Assumption church, which involves the largest investment and greatest scope of work of the three approaches, AAA formulated their indicative budget estimate based on thorough and comprehensive Condition Assessment carried out in 2004. The findings of this report led to a 2007 pilot project in which one exterior bay of the church was repaired. This exercise, carried out by Roof Tile Management (RTM) yielded a more accurate assessment of required work and costs, and was used as the basis to estimate holistic upgrades to the envelope of the building. We are familiar with the conservation work of RTM and have confidence they would have accurately assessed and competently executed the necessary work.

We understand that final costs associated with RTM's 2007 repair were multiplied by a factor of 4.5% – 5% (compounded annually) to account for both inflation and general cost escalations. If solely calculated for inflation (usually between 1.5% - 2.5% between 2007 and 2018), the adjusted numbers might work out to be less.

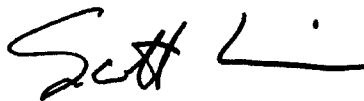
We do not have sufficient information to accurately assess cost escalations or increased deterioration of the building, but assume AAA has based their findings on the input of constructors and suppliers with whom they have consulted, and might have built in a contingency to account for the unpredictability of construction costs.

These 2018-adjusted costs were then used to extrapolate cost assessments for repairing each of the building's elevations. We understand this approach as a useful high-level method for assessing an Order of Magnitude budget, although we recommend further investigation to confirm if deterioration has occurred evenly at the other bays of the church.

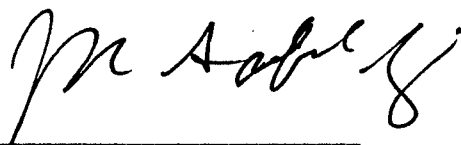
AAA has mentioned the benefits of conducting all work at once to minimize costs and to prevent further costs incurred from continued deterioration of the church's condition. While ERA has found that some of our clients wish to phase construction work, either to minimize scaffolding costs (for example, repairing one bay at a time), or to repair high-priority items first (roofs, rainwater runoff management and faulty foundations can sometimes be repaired before more aesthetic considerations). Because of the age and condition of the building, however, we agree with AAA that overhaul of the exterior envelope is preferable, and likely more cost-effective than taking a piecemeal approach to restoration.

It is ERA's understanding that AAA has provided a "Class D" estimate so the Diocese might gauge the overall "ballpark" budget for restoring the Church. For this purpose, we think AAA's May 15 document is useful and informative, providing a reasonable target for preliminary budgeting. While the cost of finishes and the scope of restoration work vary on all our projects, none of the estimated costs in AAA's assessment strike us as being abnormally high for a building of the Assumption Church's size, age, community importance, and state of disrepair.

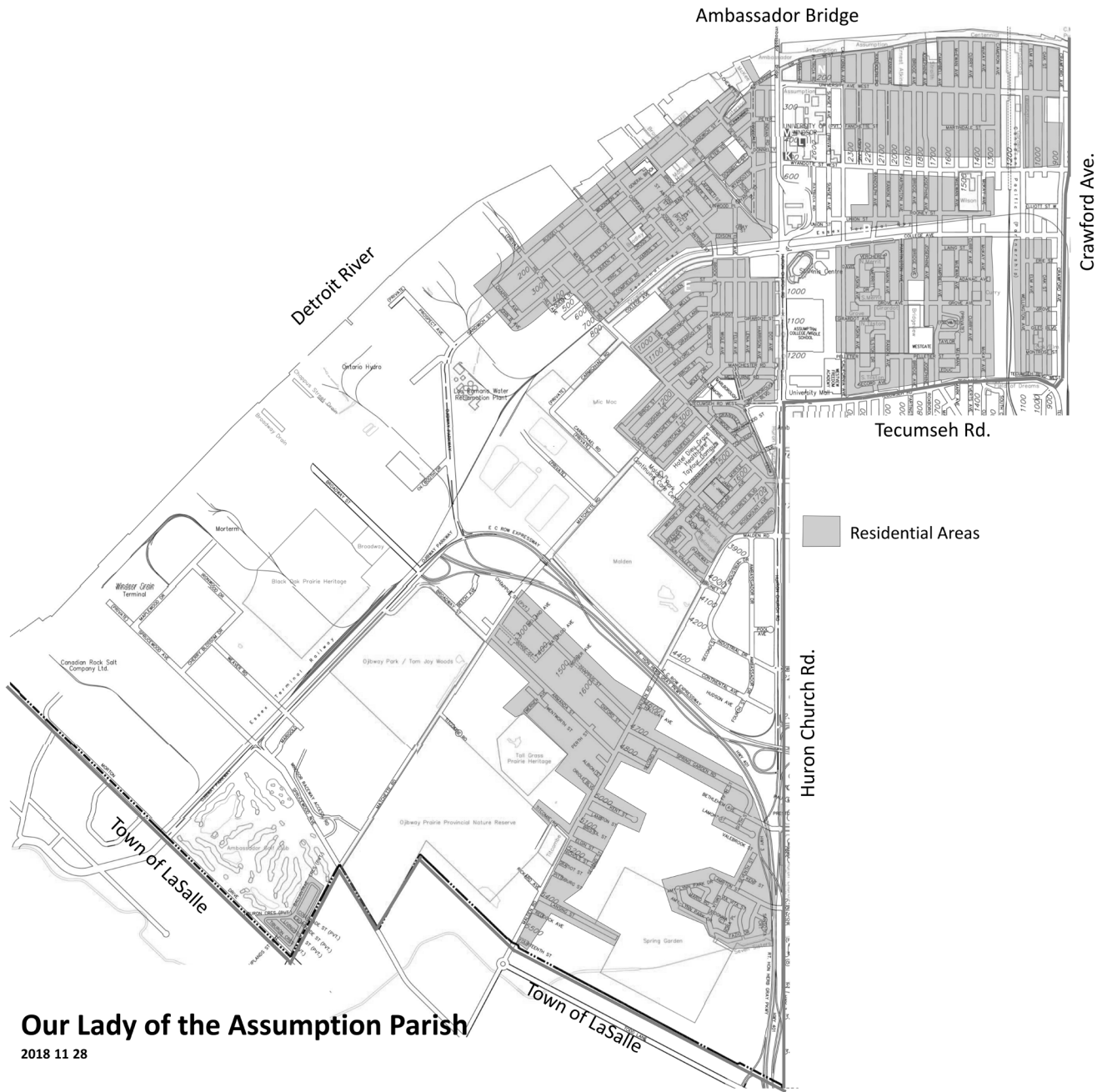
If it is indeed the objective of the Diocese to proceed with renovation and restoration of the Assumption Church, we would be pleased to consult on the project as required. Using the budgetary target set by AAA as general guidepost, ERA would be happy to provide further analysis of costing as updated numbers are submitted.



Scott Weir
Principal, ERA Architects Inc



Sanford Riley
ERA Architects Inc



Our Lady of the Assumption Parish

2018 11 28