



September 29, 2025

Sacred Heart /North Deanery Catholic High School
Expanded Project Narrative

North Deanery Catholic High School (NDCHS) is looking for a temporary location to operate starting in the fall of 2026 and likely through at least three full academic years (2026-2029) while in process of securing a permanent location for their future campus. For this first year, NDCHS only projects 24 high school students with an estimated projection of exceeding 50 by year three and approaching 100 kids by year five at the earliest in the best-case scenario. The hope is to identify and secure their permanent site within the next one to two years and be able to move into their newly constructed high school as soon as reasonably possible.

At the beginning, North Deanery Catholic High School also expects to operate with no more than (4) staff members and will operate on a typical school year calendar (Mid August to end of June) and typical school day schedule (8:00am – 3:30pm). They will only have students and classroom instruction Tuesday through Friday each week with Mondays dedicated for staff and teachers only.

Sacred Heart Catholic Church provides a possible opportunity for North Deanery Catholic High School to use a portion of their existing classrooms located in the lower floor of the Parish Hall building since those are not typically used during the weekdays anyways. Given the minimal number of students, teachers, and staff expected in the first couple years, NDCHS believes they would be able to successfully operate with only (2) classrooms to start, with the rest of the classrooms remaining with the Church. Sacred Heart Parish also intends to continue to use the Parish Hall, Kitchen, and Religious Education Classrooms for their weekly Wednesday evening Faith Formation classes, as well as for other events on evenings and/or weekends outside of the high school's schedule.

The existing building is a Type V-A (1-Hour) construction and consists of A-3 occupancy with the Parish Hall and Kitchen on the upper floor with (5) religious education classrooms and restrooms on the lower floor. A change of occupancy from A-3 to E will trigger the requirement to add a sprinkler system for the Group E occupancy if the occupant load exceeds 51. Given the previously stated information, North Deanery



Catholic High School would like to request further evaluation of their proposed initial operations and existing school conditions shall not trigger the requirement for a new sprinkler system as long as their occupancy remains under 51 occupants per the IBC occupant load calculations per space they will occupy/be included in their change of use. Additionally, given the temporary nature of their operation and the intent to vacate the property ideally before reaching even 51 occupants, is there an opportunity to maintain an A-3 classification for the two classrooms and, if needed, address the change of use and necessary upgrades in the future if the school must expand their operation and/or expect to exceed 51 occupants?

Thank you for your assistance with this project.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Broderick", with a long horizontal line extending to the right.

Kevin J. Broderick, AIA