

ST. JOHN THE BAPTIST GREEK ORTHODOX CHURCH BUILDING COMMITTEE MEETING NO. 4

MEETING MINUTES 02/19/09

TO: **Joe Sullivan, Mirela Tudora, Ted Stoycos, Stacia Leeders, George Moutafis, Mitch Chokas, Buck Kinman**

Fr. Vasile Tudora, Harry Karegeannes, Allison Medvic, Barbara Vittas, Cynthia Pursley, Tim Cline, Larry Leeders; Nancy Medvic; Peter Talleos (Parish Council Guests); **George Vittas** (Capital Campaign Committee Guest)

Bold indicates those present for the meeting.

The purpose of the meeting was to present to the Parish Council the new concept plans of the Church Building and to review any contract issues based upon the draft detailed design contract between St. Johns and Ashton Wynne Commercial previously submitted to the PC.

Joe presented a review of the concept design parameters, which coincided with the same requirements presented to the congregation at the June 2008 General Assembly meeting (see below). The lone exception was that the interior building footprint was reduced based upon input from His Eminence Metropolitan Isaiah.

- Byzantine-style Architecture - Greek cross in square (domed nave with lateral apses).
- Brick / stone exterior.
- $\approx 7,000 \text{ ft}^2$ building footprint (*originally $\approx 8,300 \text{ ft}^2$*).
- 252 occupants on ground level (204 on pews / 48 along apses).
- Choir gallery for upwards of 40.
- Cry room and office adjacent to narthex.
- Design compliant with required ADA/Fire/Energy/Building Codes.
- Parking for $\approx 60-70$ cars (per IBC Code).

Mirela briefly explained the history of the Orthodox Church architecture and the essential design criteria for the Byzantine-style architecture to help us understand the concept design. The new concept plans were viewed and presented along with the original plans to provide a side-by-side comparison of the two designs. Listed below are a summary of the changes:

- Reduce interior square footage by approx. $1,300 \text{ ft}^2$.
- Reduce diameter of the dome by 5 feet.
- Reduce interior columns (2 rows of 2 columns); reduce exterior columns along the exo-narthex by 6.
- Place bell tower on the internal structure of the Church Building in lieu of having it as an exterior structure.
- Place restrooms in interior space of the Church.
- Church setback from Cullum Dr. extended to 80 feet (*originally 30 feet*).

Fr. Vasile explained that Metropolitan Isaiah had reviewed the plans and recommended against having a raised Solea. Mirela shortened the Church and placed the pews much closer to the altar area. This recommendation was felt to add to the "family atmosphere" of our parish in addition to

reducing the overall square footage of the Church. This change will also reduce overall facility operating costs.

Windows are integrated into the design but will be minimized, remain small and located above 6 feet to enable the Church to stay isolated from the outside environment during Liturgy.

Brick/stone façade was confirmed to remain in the basis for design.

HVAC considerations were discussed. The systems will be located in mechanical rooms on the upper floor. A separate room was requested to be added above the room adjacent to the altar to enable a more efficient routing of ductwork to the altar area.

Upon development of the detailed Church design and MEP design, an overall monthly operating cost estimate will be requested to be submitted by the design team.

Gender-specific restrooms were added on either side of the narthex, separated by entry vestibules. This arrangement places the restrooms as far away from the altar as possible.

Storage closets were requested to be considered.

Overall comments were positively in favor of the revised concept plans as the new basis for design.

AI-1 Joe to submit all concept plans and latest version of the contract to the Parish Council via email.

AI-2 Mirela to finalize the detailed concept plans of the Church exterior views so that the new rendering drawing can be displayed in the Church Hall, replacing the original drawing.

Joe provided the background for the development of the contract for detailed design with Ashton Wynne:

- Contract is based upon a standard agreement developed by the American Institute of Architects: AIA B101 – 2007.
- Our agreement is a revised version developed through Industry legal review and has been successfully utilized on 30+ design projects in past 8 years with no arbitration, suits, liens, etc.
- Ashton Wynne will be the sole party responsible for delivering the detailed design to the BC as defined in the contract and attached Exhibits in addition to cost estimating services.
- All design consultants will be subcontractors to Ashton Wynne.

The Parish Council requested one last review of the document and would put forth their approval of the contract, along with any recommended changes, at the upcoming PC Meeting scheduled for 02/22/09.

Larry recommended expanding the existing parking lot to accommodate the extra spaces needed for the larger Church per code requirements with a circulation drive in front of the Church for drop-offs and possibly a small, separate parking lot to the south of the ditch. All of these considerations are planned to be reviewed and discussed during early planning meetings between the BC and the Ashton Wynne-managed design team.

George presented his thoughts on parking, location of the Church/site development, design project execution, contract development, land use to the south of the ditch, use of the Building Funds.

As was reiterated for the Parish Council to review and vote on at the 02/22/09 PC Meeting, the Building Committee recommendation is to:

1 - Move ahead with the Ashton Wynne-managed design team upon execution of the detailed design contract using the new concept plans presented in the meeting as the Basis for Design.

2 - Perform the complete detailed design of the new Church Building and Site Development with two 2-3 week review periods for our congregation (Design Development phase [roughly 40% through the process] and 75% Progress print). An investment of \$136,000 will result in a 100% Issued for Construction production drawing set and specifications for the project in addition to a detailed, construction cost estimate.

Post-Meeting Update: The Parish Council held their meeting on 02/22/09 and voted unanimously to approve the BC recommendation to proceed with the detailed design of the Church Building and site development as defined above and to execute the detailed design contract with Ashton Wynne pending Council approval of six revisions/clarifications to the contract. These clarifications and minor contract revisions were submitted to the Parish Council on 02/25/09.