

ST. JOHN THE BAPTIST GREEK ORTHODOX CHURCH BUILDING COMMITTEE MEETING NO. 7

MEETING MINUTES 06/17/09

TO: **Joe Sullivan, Mirela Tudora, Stacia Leeders**, George Moutafis, Mitch Chokas, Buck Kinman, Ted Stoycos, **Fr. Vasile Tudora**
Bold indicates those present for the meeting.

Present at the meeting from the Parish Council included: Harry Karegeannes, Larry Leeders, Allison Medvic, Nancy Medvic, Cynthia Pursley, Raj Shah, Peter Talleos, and Bill Wright.

Present at the meeting from the Capital Campaign Committee included: George Vittas, Margaret Chokas and Louis Papaliadis.

This meeting served as a joint review of the Design Development drawing package submission and probable cost estimate of the project from the Ashton Wynne-managed design team.

Ashton Wynne had submitted two packages – one that encompassed all of the design drawings to date (architectural, structural, single Line duct mechanical concept, site plan) and an abbreviated package leaving out the specific details of the mechanical and structural. This abbreviated package will be posted on the website with a comments box developed for any parishioner to comment on the overall design up until June 30th.

Joe provided an overview of the design drawings, highlighting areas of the design that had been revised since the Parish Council reviewed the Schematic Design in February.

Margaret asked if an elevator was integrated into the design of the Church – no elevator was planned nor was it an ADA requirement as a Church is exempted from ADA accessibility requirements. All first floor accommodations are being addressed along with handicapped parking, but access to the second level is only accommodated through the stairwell.

Site plan was reviewed. It was stated that the sidewalk leading from the bridge will be shown on the Construction Documents (CD's) plus the sidewalk along the east side of the Church will be radiused and simplified. The gazebo was shown on the design halfway between the Church and Hall at the BC's request.

The mechanical drawing was reviewed. It is planned to have multiple split systems to zone the conditioned space within the Church. Overall, MEP Systems Engineering is contemplating between 30-40 tons of cooling. They will be performing a full load analysis taking into account that all exterior walls and the ceiling will incorporate fill foam insulation for energy efficiency.

Raj requested that particular attention be paid to ensure the choir area is properly conditioned. His experience is this remains the hottest area of the Church for choir members.

It was requested to have a closet in the choir loft for robe and book storage.

It was requested to have a janitor's closet with mop sink adjacent in the Church. The BC will incorporate it adjacent to the office area under the stairwell.

Raj asked if the Church can be used for supplies' storage – after discussion, the Church will not be used for general supplies' storage. This is the function of the Church Hall and/or outside storage facilities.

The structural concept has a structural steel core framing plan in the interior of the nave and supporting the dome and wood framing around it's perimeter. George inquired if the wood framing is nailed or bolted. BC to follow-up with the nailing plan with Technistrustructures Engineers.

Cost estimate from Ashton Wynne was reviewed. Joe provided an overview of the June 2008 preliminary estimate presented to the General Assembly:

- \$1,752,000 New Church Building
- \$298,000 Church Hall Renovation

\$2,050,000 Total (+/- 20% estimate)

Currently the costs of the project are as follows, with initial design elements completed:

- \$2,191,000 New Church Building
- \$275,000 Church Hall Renovation

\$2,466,000 Total (+/- 5% estimate)

Cost additions are reflective in the following design details:

- Design/Engineering costs higher than original
- Concrete Walkway around Church added for Pascha procession
- Concrete Parking / Driveways in new estimate in lieu of asphalt
- Full Foam Insulation added in lieu of bat insulation
- Higher HVAC Loads
- Plaster Interior for Iconography
- Sitework – Structural Foundation w/ Piers
- Finishes – Higher Sq. Ft. Allowance for Flooring
- Structural Elements at Dome, Apses and Barrel Ceilings
- GC's for 2 Added Months for Realistic Construction Schedule

BC to consider going back to an asphalt parking lot versus the higher cost concrete.

The group discussed the Church Hall renovation. Currently, the project and cost is based upon the concept plan developed by Larry and Ashton Wynne in June 2008. Several other options may be more value added and incorporated into the overall Capital Campaign:

Option 1 – Renovate the Church Hall as it exists on the concept plan, adding a full second floor.

Option 2 – Add another section to the Church Hall to the south, separated by an entry corridor for classrooms and a new restroom area while expanding the kitchen and adding an external entry to the kitchen for Festival traffic in/out of kitchen.

Option 3 – Build a new Church Hall on the south side of the Church property.

George was requested to develop a concept plan of Option 2 and Mirela will draft the plans so that the BC can get Rough Order Magnitude costs from Ashton Wynne. Regardless, the Church design and construction remain the primary focal point of the project.