

# ST. JOHN THE BAPTIST GREEK ORTHODOX CHURCH BUILDING COMMITTEE MEETING NO. 8

## MEETING MINUTES 07/09/09

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.

Fr. Vasile had invited a guest speaker to share his knowledge of iconography. Vladimir Grygorenko had developed the iconography for St. Seraphim's in Dallas, among other Churches. He proposed to have a cementitious base of the walls/ceilings for longevity. Hardibacker, gypsum "greenboard" and plaster with a Keim-brand plaster coating on curved surfaces are alternatives that Ashton Wynne was requested to price to provide the most economical solution to the wall covering for iconography.

**AI-1 Nick** to investigate and provide cost analysis for various wall coverings to accept the iconography. Nick to contact the local Keim representative to better understand their silicate paint system and plastic coating and pricing of same. It is anticipated the wall covering costs will be reduced based upon this investigation with Vladimir.

It is noted that no obligation for Vladimir's services has been communicated; he is simply a consultant offering advice at this point.

After Design Development review by the PC, BC and congregation, the following revisions were requested to be incorporated in the construction documents moving forward:

- 1 Add a janitor closet with mop sink and hot/cold water adjacent to the Men's restroom.
- 2 Add a closet up in the choir loft of adequate volume to store  $\pm$  30 robes and song books.
- 3 Ensure electrical/lighting plan includes revised parking lot lighting.
- 4 Re-locate door 13 in stairwell and move it to the top of the choir loft stairs to close off this area.
- 5 Sidewalk east of the Church to be simplified and radiused without the various curves and corners...and bridge sidewalk needs to be tied into this new walkway.
- 6 Ensure plumbing plan has a special drainage system that would accommodate the drainage from the Baptismal area as well as from the Sacristy as specified in the Design Services RFP.
- 7 Add a drinking fountain outside of the restrooms and up in the choir loft.

Fr. Vasile mentioned that a formal review must take place with the Diocese, and that plans had been submitted to the Diocese three weeks prior. Comments were forthcoming the week of 07/12/09.

*Postscript:* Diocese comments have been received and consisted of: (1) revise outside steps from altar area to go back to a simple straight step with radiused corners; (2) revise Solea steps to minimize the area in front of the altar (Mirela will be drawing up a proposal and sending it to Icon Architects).

Nick confirmed that the City of Euless requires concrete for parking lot / driveway construction for new facilities; therefore the request to consider asphalt for the parking lot will be dropped. Wheel stops, however, will not be required.

HVAC grill diffuser locations on the sidewalls were reviewed and approved. All remaining diffuser locations were requested to be as inconspicuous as possible.

The preliminary lighting plan was reviewed. The BC offered recommendations for chandeliers, sconces and spot lights and Icon Architects will be revising the plan per our discussion. Uplights in the sills in the main dome will be added. BC requested exterior spots on the front of the Church as part of the lighting plan.

**AI-2 BC** to offer orthodox lighting fixture supplier contact information to Icon Architects to ensure the Church contains the proper style of lighting.

*Postscript:* Fr. Vasile submitted seven websites of orthodox lighting fixtures. A conference call is planned for the week of 07/12/09 to select cost effective fixtures for the Church.

The revised site plan was reviewed depicting the required turning radius for the fire lane in the parking lot (minimum 28 feet). Site plan was approved as presented, maintaining 60 parking spaces per programming requirements.

Ashton Wynne reviewed the schedule for City Submittal. Nick has a preliminary meeting scheduled with a City representative for 07/13/09 to review site plan, floor plan, elevations, curb cuts, fire sprinklers, ADA/TDLR compliance, and concrete parking lot construction. After this meeting, JDJR Civil Engineers will formally submit the design package to the City on 07/14/09. The City's Planning & Zoning group comments will be returned 07/21/09. The P&Z will conduct a public review and at the conclusion of this review the City Council will review. Any re-platting and/or variances will be approved during this process.

Nick provided a breakdown estimate of operating costs of the HVAC systems for the Church on a monthly basis.

**AI-3 Nick** to expand the operating cost estimate to include lighting and water/sewer usage.

Several proposals for the Hall renovation were reviewed with Ashton Wynne, one developed and revised by George Vittas and the other developed by Mirela. In both cases the Hall is expanded to include a larger dining area, expanded kitchen and classrooms/meeting rooms in the expansion area. All renovation is contemplated for the first floor level.

Nick was requested to provide Rough Order Magnitude cost estimates for the options, which can be developed in approximately three weeks. Upon receipt of these estimates, the BC will present the designs and cost estimates to the PC for review/comment.