

ST. JOHN THE BAPTIST GREEK ORTHODOX CHURCH BUILDING COMMITTEE MEETING NO. 10

MEETING MINUTES 09/22/09

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.

Attending from the Design Team were: Nick Mourton (Ashton Wynne), Jim Dewey (JDJR Engineers), Dana King (ICON Architects) and Mark Portnoy (MEP Systems).

The entire meeting was devoted to reviewing the 75% Construction Document progress plans and the documented BC comments submitted to the Design Team on 09/17/09.

Relative to the site plan, the most significant open item continues to be the parking plan. There still exists some apprehension that the City of Euless may not buy off on the 70 allocated spaces as currently shown, especially now that the Church Hall is increasing in size. The BC conceded that due to the numbers required, we still may need to keep parking spaces directly in front of the Church.

AI-1 Nick to set up a meeting with the Planning department at the City of Euless along with Jim Dewey, Fr. Vasile and Joe to review the overall parking requirements with both buildings under consideration.

It was agreed to move all of the concrete piers containing electrical outlets, light poles and the fire hydrant from the center striped island to the area south of the parking lot. New light poles and bollard lights were laid out on the new plan.

The BC reviewed the potential implementation strategy for expanding the Hall (Phase 1), moving over classrooms and offices from the Paulos Center, demo'ing the Paulos Center, building the Church and completing the final Hall expansion (Phase 2). Because overall approval of this plan will not occur until the next General Assembly meeting in November (minimum), the group agreed to hold off on the final submittal back to the City until a comprehensive site plan is established showing the two buildings. Jim confirmed that we have a 12 month period to re-submit from the initial submittal.

Landscaping comments were reviewed.

AI-2 Jim to email a list of acceptable trees that the City of Euless allows to enable the BC to select certain species for the front of the Church. Currently they are shown as live oaks.

Architectural comments were reviewed and clarified as written.

Fr. Vasile clarified the intention of designating the Solea area with a slightly different color of travertine stone or using a border pattern to designate this area.

Electrical comments were reviewed.

AI-3 Joe to provide Design Team a recommendation for new electrical circuits adjacent to the parking lot for Festival use after conferring with Tony Pachares and Larry Leeders. This recommendation is to include both 120 volt and 220 volt power (if required).

Postscript: Recommendation provided to Nick includes 5 locations on each side of the parking lot, equally spaced, containing two circuits each with quad receptacles on each circuit. One location (southwest side) is to have 220 volt power.

Mark confirmed that spares will be included in the new electrical panel.

The group agreed that all of the dimmers can be located in a panel by the main electrical panel in lieu of locating them in the office or Altar room as long as the scene control lighting system controls were provided as part of the plan in the office and Altar room.

Emergency lighting was reviewed. It was agreed to provide a combination of less expensive “bug eye” light packs in obscured areas of the Church but provide localized UPS units for chandeliers in prominent locations (i.e. Altar, Nave, etc.). Mark to source more attractive looking emergency light packs.

Mechanical drawings were reviewed.

The group agreed that all HVAC controls will be located in the office, where they can be locked up. Temperature sensors will be provided in all areas to feed back to their respective controls.

Automatic outside air control was discussed. Mark estimated a cost of ~ \$1,000 per unit (7 total) and ~ \$12-15,000 in automatic controls to provide this flexibility when services are lightly attended. It was agreed to forego this option as cost prohibitive and instead manually turn off units per operating procedure since all controls will be located in one area. Payback of this feature would be too long for the initial capital cost.

George completed the rough order magnitude Church budget estimate with the new Church and Hall. The overall cost developed totaled \$220,000. This information was submitted to the PC Treasurer Larry Leeders on 09/18/09.