

# ST. JOHN THE BAPTIST GREEK ORTHODOX CHURCH BUILDING COMMITTEE MEETING NO. 11

## MEETING MINUTES 01/14/10

TO: **Joe Sullivan, Mirela Tudora, Stacia Leeders, George Moutafis, Mitch Chokas, Fr. Vasile Tudora, Nick Mourton (Ashton Wynne), Mike Mourton (Ashton Wynne)**

The meeting started with a fond memory of Ted Stoycos serving on the Building Committee over the past year, and Planning Committee previously. May his memory be eternal.

Joe stated that Buck Kinman has stepped down from the Building Committee due to time constraints. We thank Buck for his time served on the committee.

Nick stated that the City review of the final design documents is imminent. They were awaiting feedback on the size of the Hall expansion. This expansion was communicated to be 2,500 ft<sup>2</sup> for Phase 1. The configuration is also shown as a 2,500 ft<sup>2</sup> south extension of the existing building on the final civil drawings.

Next step will be for Jim Dewey (JDJR Civil Engineers) to re-submit the design to the City's Planning and Development committee to gain their and the Fire Marshall's approval. Upon their review/approval, the plans will go before the City Council for final approval.

**AI-1 Nick** to provide a schedule for City of Euless plan review, including City Council approval.

The final cost estimate of \$1,916,545 for construction of the Church and site development was reviewed. Nick provided a breakdown of the monthly cash flow projection to complete the 12 month project (see separate attachment).

Fr. V asked what the cost would be, and timing, to get the Church constructed to the point of complete dry-in based upon previous conversations held at the Capital Campaign Meeting on 01/08/10.

Nick explained that he would require approximately 4 months and \$900,000 to get the Church safely dried-in including exterior walls complete with Tyvek barrier (no brickwork), doors/windows, roof, and sheathing. If the need arose to delay construction due to cash flow issues, this would be the minimum time and finances needed to complete building dry-in.

Phase 1 Hall expansion plan was reviewed. Based upon direction of the Parish Council and CCC leadership, this phase will only be considered moving forward until such time as the Church is fully completed. The Phase 1 Hall expansion includes 2 offices and 5 classroom/conference rooms to replace the functionality of the Paulos Center.

It was recommended that a primary sanitary sewer line be installed underneath the expansion's slab in the event that future plumbing is needed for a full Phase 4 Hall renovation plan.

It was recommended that floor joists and decking be added to the ceiling structure in the event a second level is contemplated over the Phase 1 expansion area for future classrooms.

It was recommended that two walls separating 3 classrooms be provided as foldable partitions to open up a larger space utilizing all of the 3 classrooms' area.

Materials of construction to be considered include: painted gypboard walls, drop-in ceiling grid with standard ceiling tiles and lighting, carpet in the classrooms and vinyl plank flooring material to match existing Hall in the corridor. Exterior facade to match existing building's brick style for Phase 1. Metal roof to match existing roof with full perimeter guttering.

Nick recommended for cost and reduction of schedule that the Phase 1 Hall expansion's structure be constructed using traditional means with durable wood structure versus structural steel. Building Committee concurred. BC's desire is to complete the Phase 1 Hall expansion by the end of May to allow for a full four months (June-September) for Church construction prior to the festival.

BC agreed that once plans are in place and schedule is firm, a meeting will be called between the BC and Festival Committee leadership to fully understand site conditions during this year's construction activities. There will be limitations in certain areas to raise awareness and closely coordinate with the Festival planning.

Existing egress door leading out from the room adjacent to the Altar will need to be relocated. Drain line/gravel sump drain for holy water will need to be relocated. The group discussed the need for a fire sprinkler system over the Hall expansion area. It is BC's preference to defer the fire sprinkler system in this area until the complete Phase 4 Hall renovation is executed.

**AI-2 Nick** to develop a minimized detailed design of the Hall expansion for permitting purposes with all code requirements accounted for, including egress requirements and fire protection requirements.

**AI-3 Nick** to provide the BC by Thursday, 01/21/10 a detailed schedule for the Hall expansion upon notice to proceed including: detailed design, permitting / City approval, construction, transition from Paulos Center to Hall expansion, demolition and site clearing of the Paulos Center.

**AI-4 Mirela** to provide any original plan drawings of the existing Hall to Ashton Wynne to define method for constructing slab.

Cost of the Hall expansion was discussed. Previous Hall renovation plan cost estimates submitted by Ashton Wynne showed a construction cost of ~ \$50-\$55 per square foot (\$130,000 - \$140,000 overall) depending on fire protection system requirements, complete new roof installation, new exterior facade, etc.

**AI-5 Nick** to validate and provide the overall cost estimate for the Phase 1 Hall expansion and Phase 2 Paulos Center demolition by Thursday, 01/21/10. Recommendations listed above to be denoted as separate alternates (primary sanitary sewer line, 2 foldable partitions, floor joists/decking overhead) as well as clarification on the need for a fire sprinkler system in Phase 1.

Cost, schedule and Phase 1 Hall expansion plan to be communicated to the Parish Council on January 24<sup>th</sup> and then to the General Assembly on February 7<sup>th</sup> for approval to proceed.

The group discussed BC's recommendation for Ashton Wynne to serve as the project's Construction Manager (CM). St. John's would enter into one CM at Risk Construction Contract and Ashton Wynne would obtain all permits, competitively bid all subcontracts, schedule and administer the work in an open book, collaborative manner with the BC for a guaranteed maximum price with their fee and general conditions agreed upon prior to construction.

**AI-6 Joe** to provide a draft CM at Risk Construction Contract for Ashton Wynne to review. Scope of work under this contract will include Phase 1 Hall Expansion, Phase 2 Paulos Center Demolition and Phase 3 Church Construction and Site Development per completed plans.