

ST. JOHN THE BAPTIST GREEK ORTHODOX CHURCH BUILDING COMMITTEE MEETING NO. 9

MEETING MINUTES 08/25/09

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.

Nick reviewed the major comments submitted back from the City of Euless review of the new Church design documents on 08/24/09, summarized as follows:

- 1 – City will allow only two driveway entrances (we originally designed three entrances).
- 2 – City requires additional parking spaces to accommodate both buildings.
- 3 – Fire Marshall confirmed requirement for Church to be sprinkled due to its overall size.
- 4 – City requires concrete for the parking lot; no asphalt as originally requested to be allowed (Note: Ashton Wynne's latest construction estimate included all concrete parking lot and driveways).
- 5 – City requires a more detailed landscaping plan to be submitted.

JDJR Engineers (civil) submitted a proposed site plan to address the reduction of one driveway and additional parking spaces to 70 spaces.

AI-1 Design Team to modify this site plan as follows:

- Eliminate spaces directly in front of the Church (move to the south side of Church, north of the creek).
- Eliminate all curbs, wheel stops and/or light poles in the interior of the parking lot so that the Festival tent may be erected on one flat surface.
- Simplify the curb area on the north side of the parking lot – all pathways, islands, fire lanes, etc. will be defined by painting lines on the parking lot.
- Simplify sidewalk on east side of Church to a radiused walkway around the Altar area and move gazebo to intersection of this sidewalk and the one leading to the Hall.
- Develop a more detailed landscaping plan.

Width of the sidewalk was reviewed. All agreed to maintain a six foot (minimum) width for processions.

Nick reported that the complete set of 75% Progress CD drawings, including the Civil drawings, will be available by week's end. Joe requested Fr. Vasile to post them on the website when they are available. Nick presented the architectural, structural and MEP drawings for the BC to review. All DD drawing comments were confirmed to be incorporated.

Fr. Vasile requested that the Solea be shortened to allow more room between the Altar and pews, which was a request from Archbishop Isaiah.

AI-2 Icon to revise the Solea design to shorten its width as discussed in the meeting.

Flooring materials were reviewed. It was agreed to have all surfaces a natural stone with the exception of the Bridal Room/Cry Room (carpet) and stairway / choir loft (finished wood).

AI-3 Icon to provide material selections of the travertine natural stone flooring for the BC to review and approve.

Lighting was reviewed. It was agreed that the chandeliers selected by the BC from Greek lighting companies were appropriate examples for the Design Team to source them from the US and/or Mexico in similar Byzantine style. Nick reported that the Design Team will need to ensure all lighting complies with the Interior Lighting Compliance Certificate (COMcheck) which limits total wattage of interior lights. This need is to be balanced with proper egress lighting inside the Church, which will be analyzed with a photometric study performed by the Design Team.

Lighting controls were reviewed. The plans call for lighting controls to be located in the room adjacent to the Altar and in the office.

AI-4 Design Team to further investigate feasibility and cost for providing a control system such as those offered by Insteon or Lutron which allows for "scene control". This control system allows the user to set up independent lighting scenarios for the entire Church from one location.

Nick reviewed the cost analysis of the various wall coverings to accept iconography. It was agreed by the BC to allow a ~ \$12,000 increase to the project to upgrade to a moisture resistant Greenboard sheetrock on the walls and ceilings and to utilize the KEIM Ecosil ME plaster system. This KEIM product was recommended by consulting iconographer Vladimir Grygorenko at the July BC meeting.

Mechanical drawings were reviewed. Fr. Vasile requested that all of the supply diffusers in the Altar area be located at a low level to ensure no air turbulence is present around the Altar.

Buck requested more information on the systems relative to outside air controls. The outside air requirements will be drastically different for a service with 20-30 people versus a service like Pascha with several hundred people all holding lit candles.

AI-5 Design Team to provide more technical data on the air handler packages to confirm if they offer outside air control. This data also needs to be added to the MEP drawings. If they do not offer outside air control, ME to provide a solution and cost for this feature.

HVAC controls were reviewed. BC requested that the controls for the air handlers serving the Altar area be located in the room adjacent to the Altar, next to the lighting controls. Controls for the air handlers for the rest of the Church are to be located in the office. Controls for the air handler serving the choir loft are to be located in the choir loft.

Utility cost estimates were reviewed. Nick had previously provided this data as a conservative monthly estimate of costs for electrical and water service. The data was based upon having three weekly services plus Sunday Liturgy. Run time was also included to allow the facilities to maintain a "setback" temperature. Joe offered cost estimates for the expanded Hall and distributed a spreadsheet of these costs to the BC. Overall, utility costs are estimated to increase approximately 75% based upon the increased facility sizes.

AI-6 George to review current Church budget and expand operating cost estimating for the new Church and expanded Hall to include such items as custodial, exterminating, security, insurance,

kitchen/bathroom supplies, ecclesiastical materials, candles, etc. **Joe** to forward current Church operating budget to George for review.

Ashton Wynne's cost estimates of the two concept plans for Hall expansion/renovation were reviewed. The merits of each plan were discussed and the BC brainstormed on possible solutions for proceeding with this part of the project while trying to avoid renting facilities for Church School activities. A follow-up meeting with the Parish Council and CCC will be scheduled to review the cost and solutions for renovating the Hall.

The final Open House design review meeting is scheduled for **Tuesday, September 15th** at 6:00pm for all interested parishioners to review the 75% Progress CD drawings with the BC.