

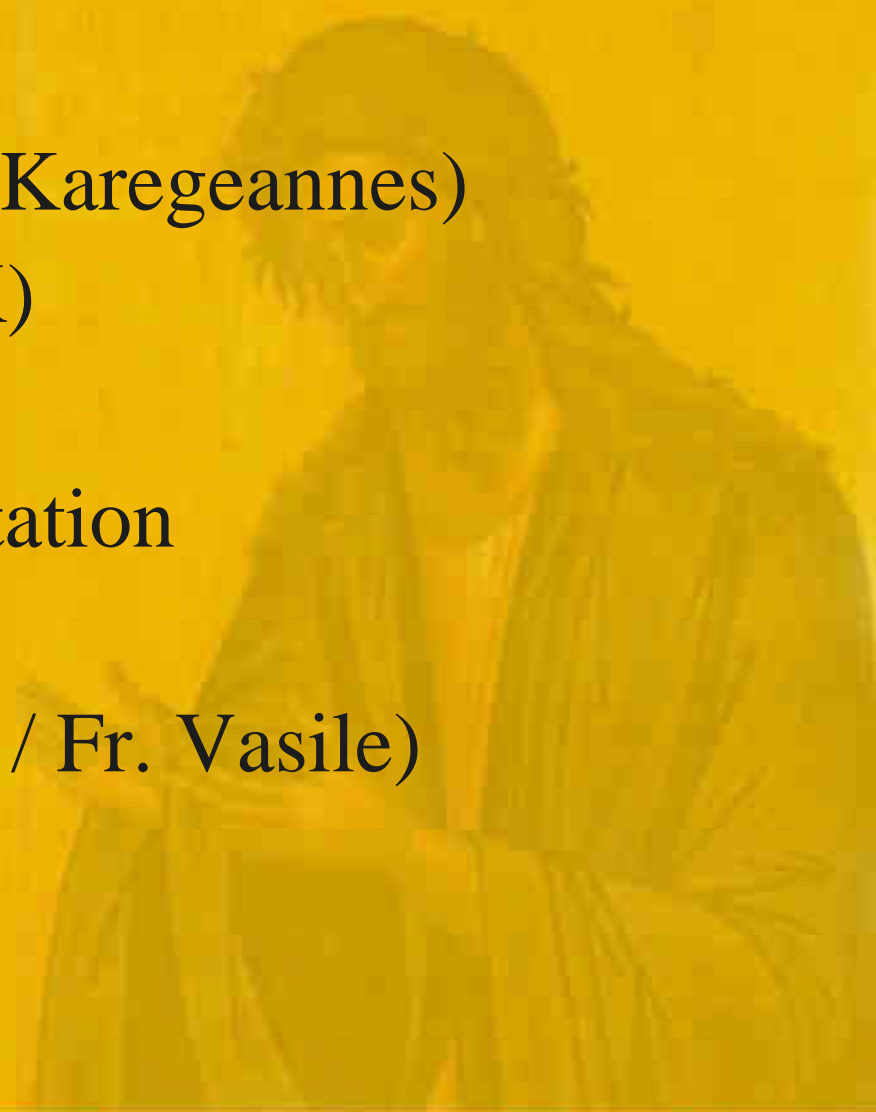
# Planning Committee Report

General Assembly  
June 15th, 2008



# Agenda

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- Invocation (Fr. Vasile)
  - Introduction (Mr. Harry Karegeannes)
  - Gas Lease Proposal (HK)
  - Discussion
  - Church Building Presentation
  - Discussion
  - Closing Comments (HK / Fr. Vasile)
  - Benediction (Fr. Vasile)
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# Gas Lease



# Gas Lease Proposal

- Current offer negotiated at \$17,000 / acre ( $\approx$  \$68,000).
- Offer includes **25% royalty** for the life of the wells.  
(Royalty payments depend on the amount of gas produced and could be \$100-\$200 / month)
- Lease is for two years with a two year option to extend.
- No surface operations on the Church's property; nearest well is  $\approx$  1 1/2 miles away and all drilling is under property.
- Church not obligated for transportation or other operating costs out of the royalty payments.

# Recommendation for Gas Lease Proposal

- Council be given approval to sign the Lease Agreement on behalf of the Church for no less than 17,000 per acre and 25% royalty...

and

- After approval, gas lease proposal to be provided to the Hierarchy for ratification prior to executing the Lease Agreement.

# Discussion

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# New Church Building



# Planning Committee Task

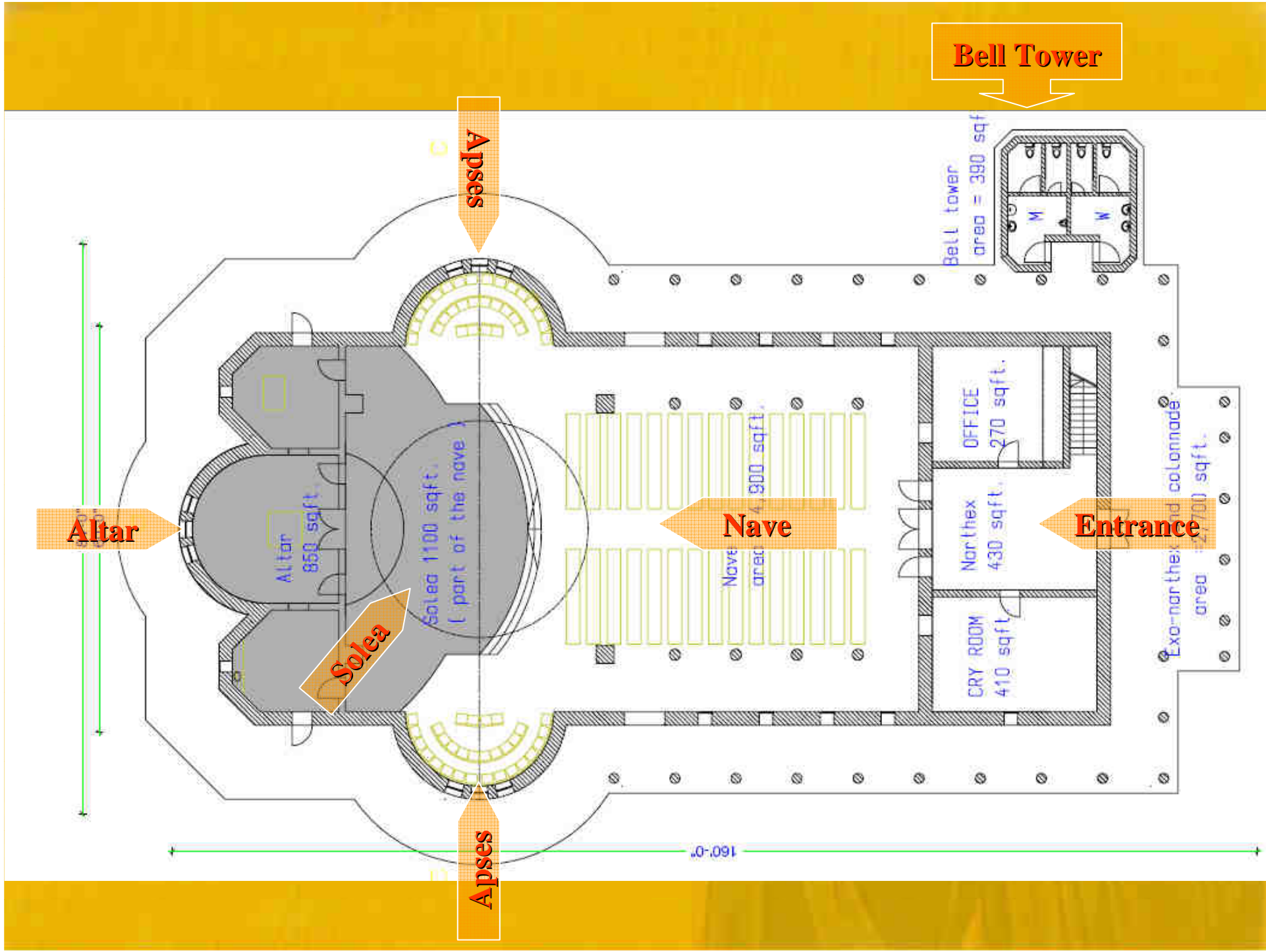
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- Planning Committee tasked by the General Assembly to investigate the costs associated with building a new Church / renovate facility on the existing property and report back within 90 days of General Assembly meeting.

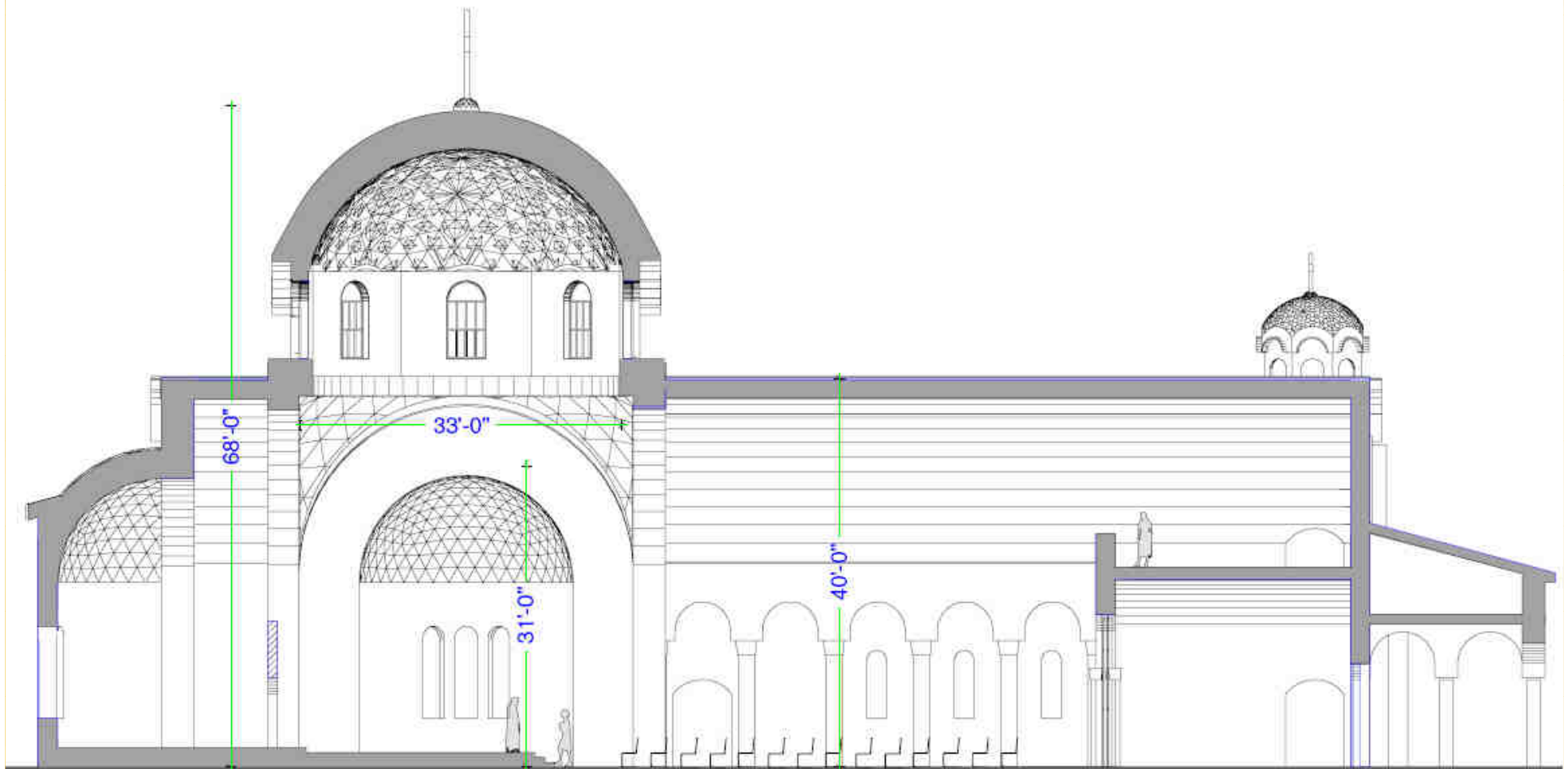
# New Church Building Architectural Concept

- Byzantine-Style Architecture - Greek Cross in Square (Domed Nave with Lateral Apses)
- Brick/Stone Exterior
- $\approx 8,300$  ft<sup>2</sup> Building Footprint
- $\approx 2,500$  ft<sup>2</sup> Exo-Narthex
- 260 occupants on Ground Level (210 Pews / 50 Stasidia)
- Choir Gallery for 30+
- Cry Room and Office Adjacent to Narthex
- Design Compliant with Required ADA/Fire/Energy/Building Codes
- Parking for 60-70 cars (per IBC Code)

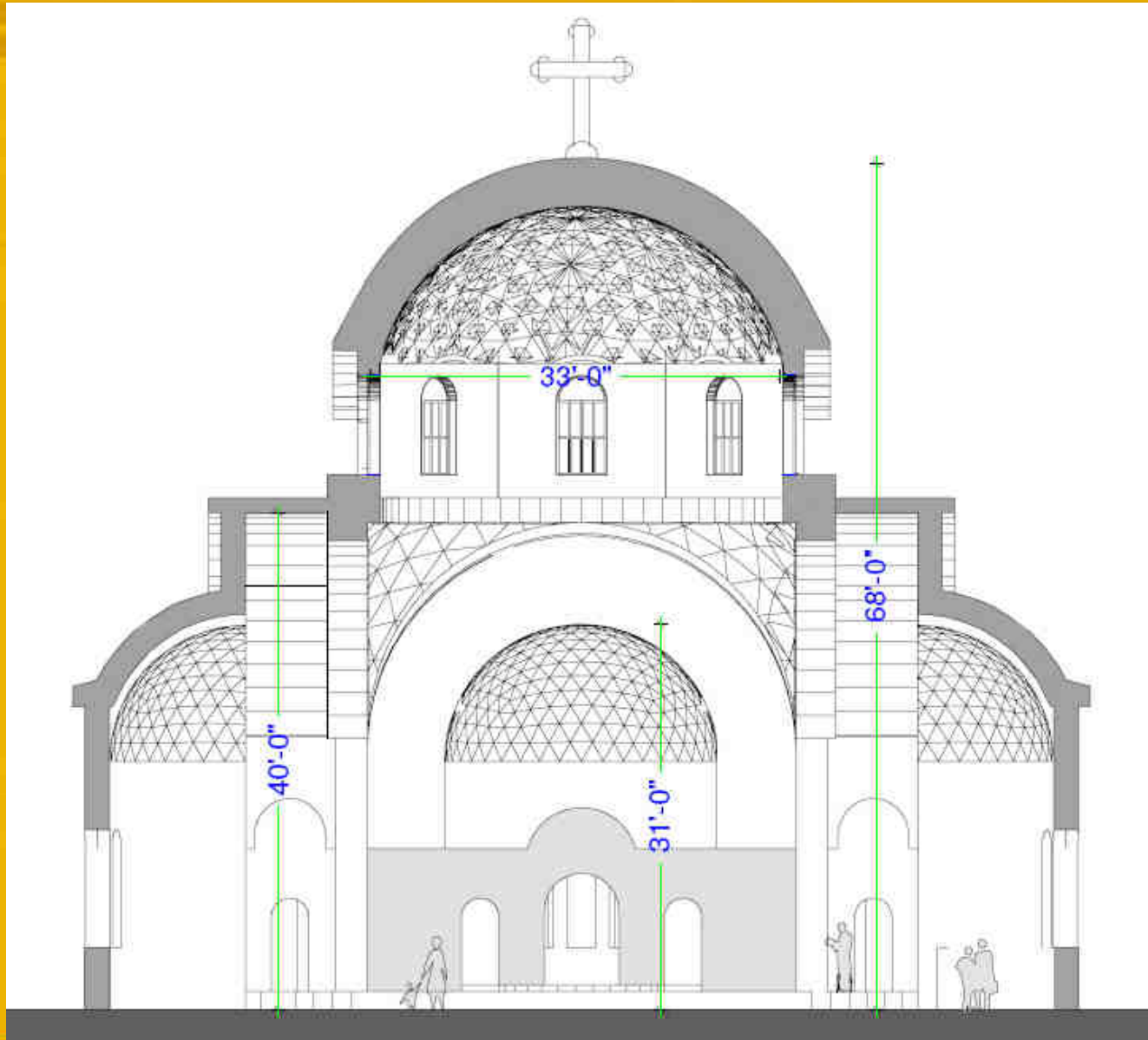




# E-W Section



# N-S Section Through the Dome





# East View from Cullum Dr.



# Entrance & Bell Tower

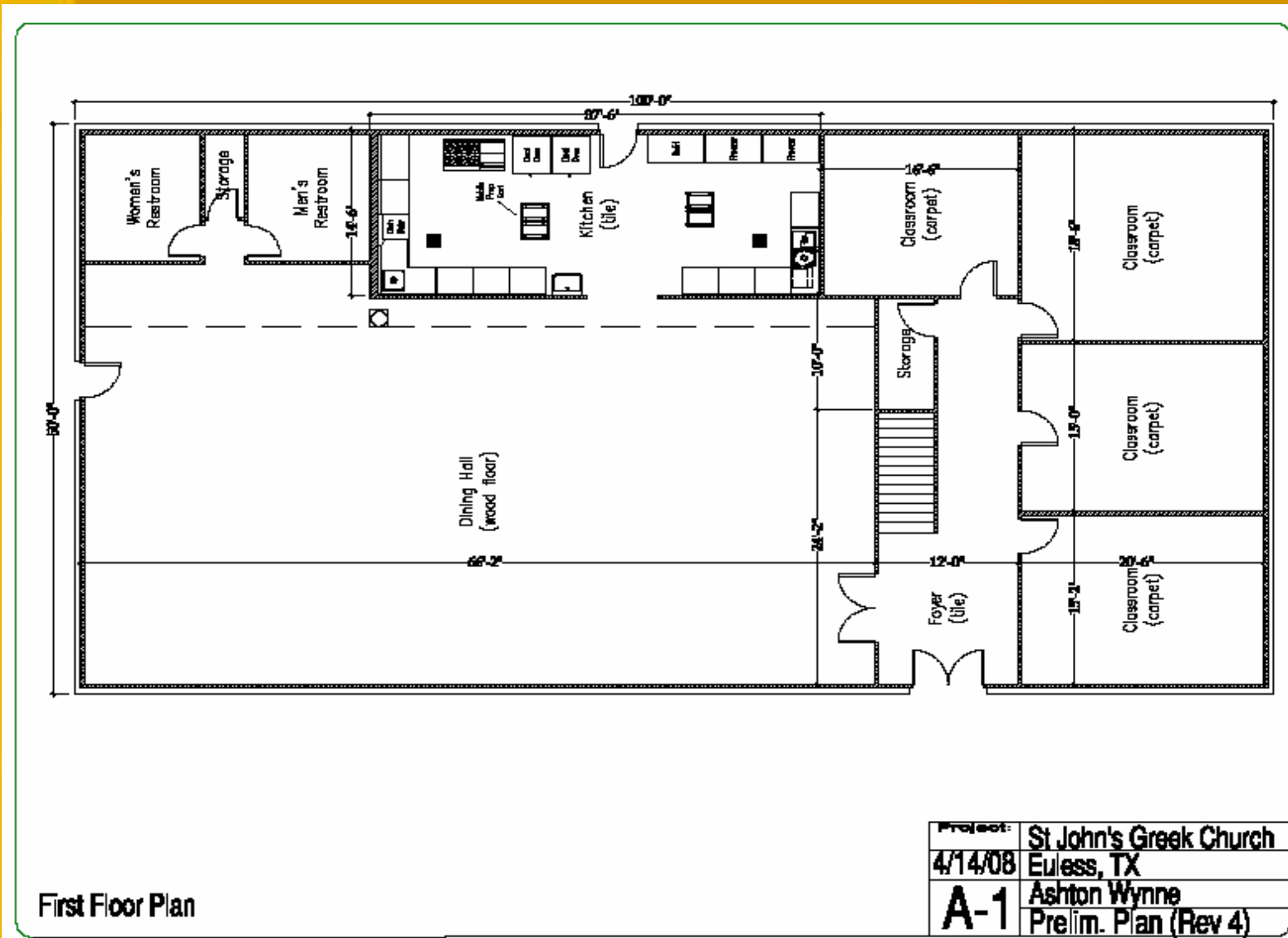


Cullum Dr.

# West Facade



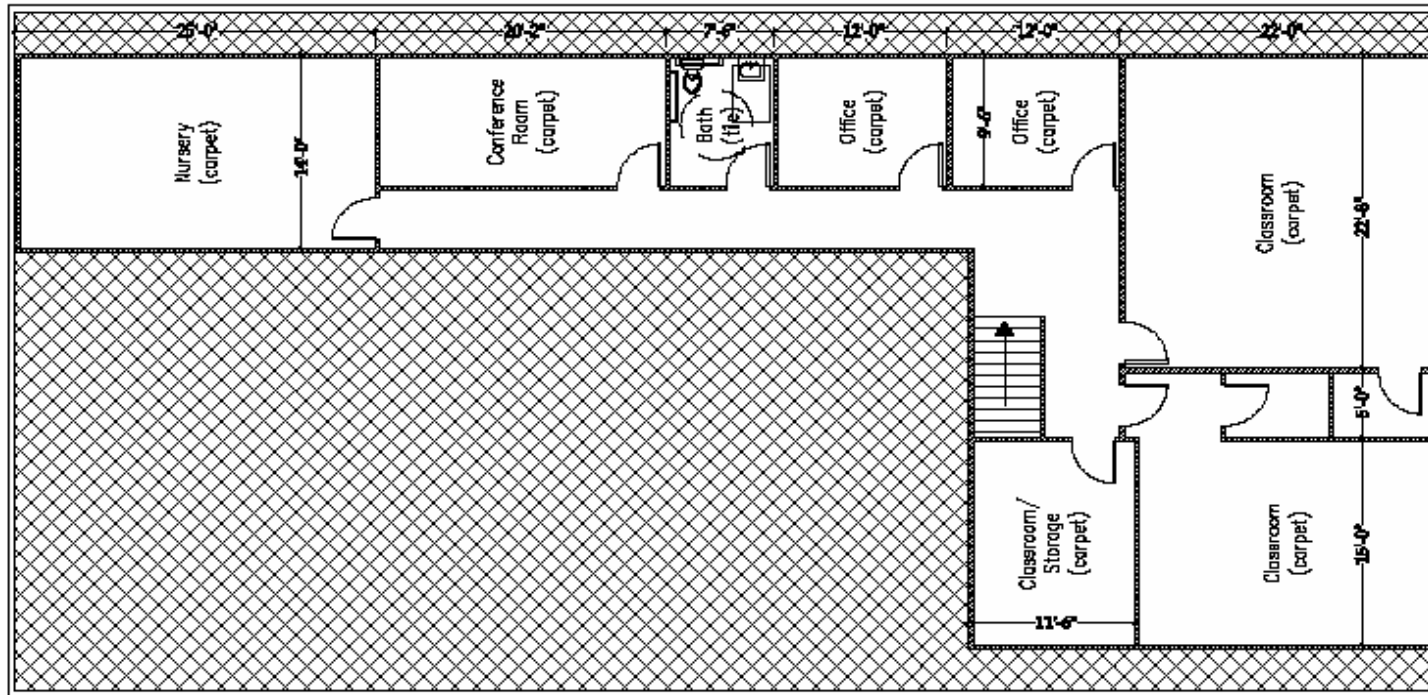
# Renovation Church Hall, 1<sup>st</sup> Floor



First Floor Plan

Project:	St John's Greek Church
4/14/08	Eules, TX
A-1	Ashton Wynne
	Prelim. Plan (Rev 4)

# Renovated Church Hall, 2<sup>nd</sup> Floor



Second Floor Plan

Project:	St John's Greek Church
4/14/08	Eules, TX
A-2	Ashton Wynne
	Prelim. Plan (Rev 4)

# Breakdown of Estimated Costs

## Build On-Site

Note: Preliminary cost data solicited from four Design/Build teams per Request For Proposal containing concept design plans shown. Ashton Wynne Commercial provided the low cost solution as General Contractor.

### New Church Building

■ Design/Professional Services	90,000
■ Site Development	260,000
■ Demolition of Paulos Center	8,000
■ New Church Building	974,000
■ Construction Fee/GC's	270,000
■ 7% Contingency	150,000
<b>Subtotal:</b>	<b>1,752,000</b>

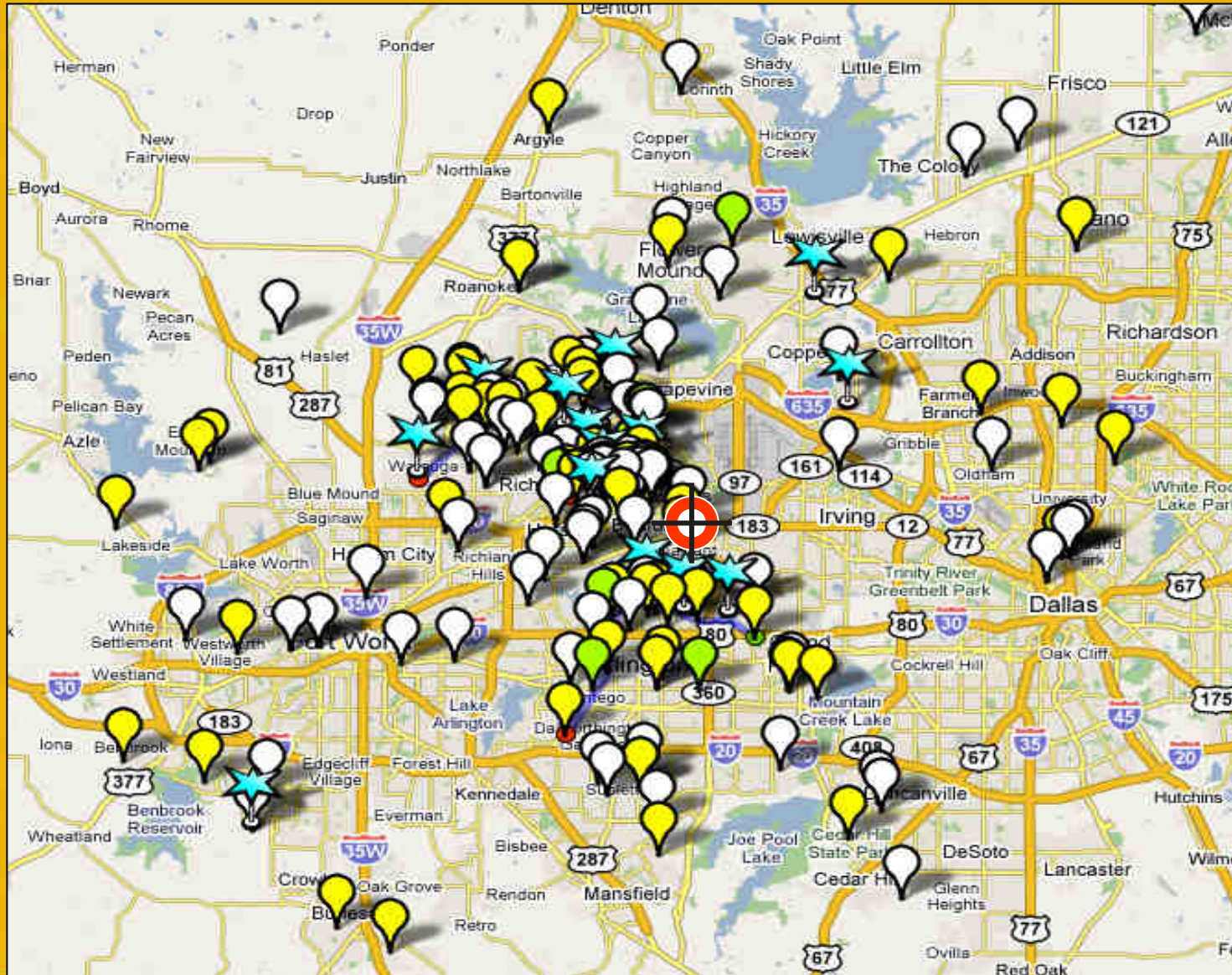
<b>Renovation of Church Hall</b>	<b>Subtotal:</b>	<b>298,000</b>
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<b>PROJECT TOTAL:</b>	<b>2,050,000</b>
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# Estimated Cost Analysis

	Build On-Site	Build Elsewhere
■ Sale of Current Property		(450,000)
■ 4 Acre Land Purchase (\$6.00 / Ft <sup>2</sup> )		1,045,000
■ Site Development		300,000
■ New Church	1,752,000	1,744,000
■ New Church Hall		600,000
■ Church Hall Renovation	298,000	
<b>TOTAL</b>	<b>2,050,000</b>	<b>3,239,000</b>

# Community Map



# Considerations

- Continuous Growth of Church Community
- Exceeded Capacity of Existing Church Building
- Cost/Convenience of Building On-Site vs. Leaving
- Beauty/Serenity/Availability of Existing Site
- Existing Site at the Heart of the Community
- Continuation of an Orthodox Church on Premises

# PC Recommendation

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- Design and build a new Church on-site in the traditional Byzantine-style architecture...

and

- Renovate the existing Church Hall for new classrooms and offices.

# Discussion



**Unless Jehovah  
builds the house,  
they labor in vain  
who build it...**

**(Ps 127:1)**

**Jerusalem is built  
like a city that is all  
joined together as  
one...**

**(Ps 122:3)**



**Thank You!**

