

D R A F T

Building Committee Minutes July 1, 2015.

Attending: Sr. Warden Claverie, M. Withington, G. Boyd, G. Delbridge, Dean Vang, M. Parobeck, Jr. Warden D. Miller. Absent excused: Guests: Mark Anspach, Parish Rep., Shannon Brown and Kathrine Onufer, JGWA, Mike Ingersoll, LA Partnership, Dylan Bowden, Saratoga Restaurant Supply.

Minutes of June 3, 2015 were accepted for the record.

Mark Anspach was thanked for putting up the sign announcing Bethesda's connection to the Sacred Sites program of the New York Landmarks Conservancy.

Mike Ingersoll led the report of our status at the Planning Board. He said there are "no major issues." Saratoga County has indicated no significant issues. Issues that we will have to address are:

- 1) encroachment of the church steps into the public right-of-way. A letter has been submitted to City Hall requesting an easement. Grant of the easement must be approved in order to satisfy Planning Board requirements.
- 2) Parking and traffic. Committee agreed to request a proposal from Greenman-Pedersen consultants to perform a traffic analysis for up to \$2,500. Proposal was later submitted at \$2,000 and approved by Senior Warden Claverie on July 5. Study, therefore, is under way.
- 3) An archeology study may be necessary as part of the storm water permit. This might cost \$5,000 to \$15,000. Planning Board may want the consultant performing the study to be certified for such work, ruling out any of the knowledgeable history writers in the parish.
- 4) Construction lay-down. We will need a space for construction deliveries, with site access. Agreed to approach the Brause organization, without much optimism at the result.
- 5) Building set-back. The Planning Department staff is pressing us to set back the NPH façade by a foot or more, in order to create a wider sidewalk. This is a difficult decision for the architects.
- 6) Storm sewer in Washington Street. We will be assessed part of the cost of replacing the storm sewer in Washington Street between Federal Street and Broadway. Timing of the work will depend on whether Adelphi and other projects catch up with Bethesda.

Architects were asked to develop a punch list of measures to improve the choir rehearsal space in the undercroft. Choir members and leaders are less than satisfied with the post-service rehearsal space options available in the complex.

It will be necessary to retain an AV consultant to specify media, audio, communications and other technology features in the NPH.

A preliminary cost estimate provided by the architects was considerably above budget. It was then determined that the estimators had assumed labor rates that are considerably out of line with our local market. The estimate is being revised by the architects' estimators, and also peer-reviewed by Bonacio Construction, which would like to be considered for "construction management" services if Bethesda decides to organize the project that way.

Pending revised estimates, Shannon Brown offered a number of measures that would cut costs but not compromise aesthetics: 3-coat stucco instead of brick on the east, south and west faces, brick only on the north; metal roof instead of slate. Flooring material in the main hall should also be considered, along with other interior finishing elements. The cost estimate for the lift (east exterior of church) also seemed out of line, Shannon Brown said. More reason to review and revise.

Dylan Bowden from Saratoga Restaurant assisted the committee and architects by offering suggestions on the kitchen layout and equipment. Discussion focused on refrigeration capacity, need for convection ovens, a 3-bay sink, size of range, and type of hood over the range. Very helpful.

Tenancies: O'Connor is still considering the shop space, reported Dean Vang. (Subsequent to the meeting, O'Conner has withdrawn.) Boyd reported on meetings with Katrina Trask (still tenuous), Head Start (enthusiastic), Zarro/Skidmore (enthusiastic). Zarro and Skidmore are interested in using the existing Parish Hall to conduct a series of talks and conferences on restorative justice. Formal request soon to be made.

Shannon Brown distributed a sketch of a landscaping feature for the courtyard. It consists of a pool with a green traverse, and designed mosaic stonework in the center of the space leading to the chapel.

Boyd showed the Case Statement in production for the Capital Campaign. All had opportunity to edit and comment. ECF Consultant Pendleton will be working with Deborah Harper and Ethel Grisanti to set up a dozen "feasibility" interviews with members of the parish. The balance of the main parish list will be sent the Case Statement and a written survey. Meanwhile, Dean Vang will begin approaching a short list of Bethesdians for Leadership Gifts.

The Building Fund party August 3 will feature posters and mention of the NPH projects.

Next meetings: Wednesday July 15, Tuesdays: July 28, August 4, 25. (Tuesdays preferred during racing season.)

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