

D R A F T

Circulate to Parish Secretary

Building Committee Minutes January 28, 2015

Attending: Dean Vang, Sr. Warden Claverie, Jr. Warden Miller, M. Withington, G. Delbridge, G. Boyd.
Absent excused: M. Parobeck. Guests: Jack Waite, Shannon Brown and David Weirick, JGWA

Minutes of January 21, 2015 were reviewed and accepted for the record.

The architects reported on the test pits dug by Gifford Engineering, and circulated a plan view of the depth and probably contours of the bedrock beneath the NPH site. Also circulated was an elevation view showing that the bedrock roughly sloped away from the church building as well as (based on the test pits log) toward the south boundary. Solution proposed was to further elevate the NPH to about 4 to 6 feet above grade to accommodate parking below grade. In addition, further elevation would require more ramps to meet ADA requirements, at added cost and sacrifice of usable space. Measures for removing the rock, now correctly deemed to be limestone, including blasting, drilling and chemical treatment, were discussed and rejected for reasons of risk and cost.

Accordingly, a consensus was reached to build no parking below grade. Perhaps nine (9) spaces along the south boundary can be included if Brause will allow access across his property. Follow up required with Brause, along with a request to Brause for “as needed” parking for pay.

With the further development of a spreadsheet (Delbridge and Boyd) capable of analyzing the cost-benefit of these and other options, the committee learned that the decision regarding parking would produce an improved bottom line in the project’s Business Plan. Boyd and Delbridge were tasked with amending the presentation materials for the Annual Meeting (Feb. 3), postponed from Jan. 27 due to weather.

Boyd and Miller reported on a meeting earlier Wednesday with M&T Bank, Lynn Bradley. The main new element introduced was the benefit of working through the local Industrial Development Agency for financing. Both lower interest rate and longer amortization would improve the bottom line for the project.

The architects presented a model of church and NPH to illustrate massing, with boxes representing a four-story and a five-story NPH. Consensus was achieved around not more than a four-story option, the parking decision having created some new space in the undercroft.

The Draft Timeline was reviewed to establish next immediate milestones. Dean Vang asked that review and approval by the Diocese’s Standing Committee be included. Boyd suggested a meeting to brief them well ahead of asking for a “go/no go” decision.

Restorations measures for the church building were discussed in relation to the Timeline. Waite listed funding sources that might be available for major grants. Waite believes the mixed-use, mission and market tenancies, etc. is a precedent setting approach for a religious organization, and one worthy of commendation from outside the immediate community. We are awaiting news from the NY Landmarks Conservancy on the grand for the condition assessment, and after that funding approaches will be discussed. It was understood that restoration measures may be undertaken as funds become available, i.e. not necessarily contemporaneous with NPH construction. The next meeting February 11 will explore the church restoration needs and funding timetable in more detail.

Next meeting: 7 p.m. Wednesday Feb. 11 in the Parish Hall.

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