

# St. Martin de Porres Building Committee

## Meeting Minutes—07/18/2016

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1. Fr. Charlie led the committee in an opening prayer.
2. Attendees: Michael, Walt, Carroll, Marty, David, Stacy, Judy, Michelle Van Nostrand, and Fr. Charlie. Guests: Bo Spencer and Stephanie Pierce from Spencer-Pierce Architecture firm.
3. Bo Spencer did a presentation to show three different options for the building floor plan.

	Option A	Option B	Option C
Total Area (sf)	28,248	24,594	26,548
Assembly Area (sf)	7432	6490	6693
No. of Seats	553	540	539
No. of Classrooms (1 <sup>st</sup> floor/total)	8/19	8/17	8/18
Notes	Worship area is square and centered	Worship area is diamond shape which may add to cost	Worship area is square with diagonal seating arrangement

4. After discussion of the options, the consensus of the committee was that option C was preferred, but the committee noted a few concerns.
  - a. Bathroom was not included for the nursery room.
  - b. Consider using rooms 115 and 117 for the nursery and godly play and add a “jack & jill” bathroom between them.
  - c. Move the “movable wall to a different location.
  - d. For the kitchen, the preference is that the space be used for the kitchen instead of for a serving line passing through the kitchen. Suggest using an overhead door above the counter and double doors for kitchen access. Placing the serving line outside the kitchen would facilitate serving along both sides of the buffet.
  - e. Judy was concerned about the lack of storage space for the ministries.

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5. Exterior elevation views were presented. The building will feature stone at the bottom of all walls, with architectural steel panels on the top. The architect has been coordinating with the City of Dripping Springs to make sure that the building meets the City's architectural requirements. One of these requirements is that there must be articulation (offsets) in the exterior of the structure.
6. Two different options for the site plan were discussed. Each option was presented with a phase-I drawing and a future drawing.
  - a. Both site plan options include floor plan option C.
  - b. Both future site plans feature main entry off of RM 12 that includes landscaping. Judy expressed concerns about how the future main entrance from RM 12 would function if the Caliterra subdivision installs a traffic signal at their main entrance.
  - c. Site plan option 1 features:
    - i. Proposed building is oriented parallel to Post Oak Drive which facilitates access from the parking area.
    - ii. A central courtyard would be on the south side of the proposed building and would open toward the future sanctuary.
    - iii. Of the approximately 800 total parking spaces, about 1/8 of the spaces are off RM 12.
    - iv. The civil engineer is concerned about how the front parking area can be drained. He recommended that the existing driveway at the south edge of the property be eliminated to facilitate drainage.
  - d. Site plan option 2 features:
    - i. Proposed building is oriented perpendicular to Post Oak Drive. This allows for better access to the kitchen.
    - ii. A central courtyard would be on the east side of the proposed building and open toward Post Oak Drive.

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- iii. Carroll was concerned that this layout would cut off direct line of walking access from the future sanctuary to the community gathering area. Michelle said she preferred option A due to the better line of site between the future sanctuary and the play area.
7. The architect presented a report from Lockwood Engineers. This report included discussion of the water, wastewater, and site drainage improvements that would be necessary for the building to be constructed in phase I.
8. A preliminary estimate, prepared by the architect, was presented. He would like to get a more detailed estimate from the builder. The preliminary estimate was just under \$5 million, which exceeds our available budget.
9. In order to cut costs, we will consider:
  - a. Slightly decreasing the size of the great room, but prefer to keep at least 450 seats. This would save money on the cost of the slab, walls and air conditioning system.
  - b. Decrease the number of classrooms on the first floor by two. However, we prefer not to lose classrooms, since this is one of our most critical needs.
  - c. Eliminating some of the parking spaces on the northeast corner of the new building.
10. The architect will prepare updated drawings of building option C. The architect will also prepare a scaled-down version of building option C. In addition, he will provide a copy of site plan option A. These drawings will be delivered to Fr. Charlie by August 1<sup>st</sup>, so he can use them to show to potential donors as the capital campaign begins.
11. The date for the next committee meeting will be determined.
12. Fr. Charlie closed the meeting by leading the committee in prayer.