

St. Martin de Porres Building Committee
Meeting Minutes—02/24/2016
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1. Fr. Charlie led the committee in an opening prayer.
2. Michael discussed a meeting that was held on 2/24/16 between T-Bar-T construction, Patrick Baker (from the Austin Diocese), and several committee members (Fr. Charlie, Judy, Michael, & Marty), followed by a visit to Santa Cruz parish.
 - a. In the meeting, Patrick indicated that the diocese would prefer to use construction management at-risk (CMR) rather than design-build. Patrick also indicated that the diocese would require the builder to have a performance bond and errors & omissions insurance. Judy will follow up with the diocese to confirm the insurance/bond requirements as well as whether the design-build method will be allowed or not.
 - b. The committee members visited Santa Cruz parish in Buda. The purpose of the visit was to see first-hand how the connected concept was executed in their parish. The committee members liked the connectivity and ease of access between buildings. They disliked the lack of green space or trees around the buildings.
3. Judy informed the committee about a meeting she had with Pedernales Electric Co-op (PEC) regarding the possibility of moving the power-line easement that cuts across the middle of the church property. According to PEC, the easement could be relocated, but SMdP would have to pay for all of the costs of moving the power-line. PEC estimated that the relocation would cost about \$200,000, not including the connection fees.
4. The committee discussed the results of the parish survey.
 - a. In general, people expressed concerns about the loss of the existing trees, making sure there is enough room for the future sanctuary, and making good use of the land owned by the parish.

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- b. Most people preferred the spread-out concept, because it allows more room for the future sanctuary.
 - c. Most people were concerned about making sure that the plans account for future growth in the parish.
 5. The committee discussed the overall site plan and how it might be changed to address the parishioners' concerns.
 - a. If we construct a multipurpose building behind the chapel (as shown in the spread out concept), we can use a two-story structure to minimize the building footprint, have a simple rectangular structure, and meet our classroom and worship space needs.
 - b. Once the multi-purpose building is occupied, we can demolish the existing parish office and education center. This will allow us to move the future sanctuary farther away from RM 12, which would make it closer to the chapel and the multipurpose building. This would facilitate connectivity and fellowship opportunities (similar to the connected concept).
 - c. This blended concept would address several of the concerns expressed by the parishioners.
 - i. It would allow better connectivity between the buildings and facilitate fellowship opportunities.
 - ii. It would meet the parish needs by providing classroom space and worship space.
 - iii. It would allow plenty of space for the future sanctuary to be built farther away from RM 12.
 - iv. It would preserve the existing trees between RM 12 and the existing education building.
 6. The committee discussed the need for finding an architect. We need an architect to develop a master plan for the site. The architect can evaluate the blended concept to determine the feasibility of the plan and make sure we are meeting the code requirements. We also need the architect to develop a plan for

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- unified aesthetics throughout the site and a plan for phasing the construction of the various buildings for the master plan.
7. Next committee meeting date- March 23rd (tentative)
 8. Action Items:
 - a. Judy-contact the diocese to get a firm answer on the construction contract type and the bond/insurance requirements.
 - b. Carroll- Update site plan drawings to show the blended site plan concept. Also draw a preliminary two-story floor plan.
 - c. Michael- check diocese website for list of pre-approved architects and check the diocese process for finding and selecting an architect.
 9. Fr. Charlie closed the meeting by leading the committee in prayer.