

November 6, 2017
Joint PPC, FC, Buildings & Grounds, Staff and Ziska Meeting Minutes
Upper Room
7:30 PM

Present: Fr. Tom Dragga, Lisa Frey, Terry Battaglia, Christa Bomeli, Maggie Beatty, Dennis Olsheski, Janet Cardamone, Marcia Catalano, Barbara Paulett-Long, Ken Badalamenti, Chris Donatelli, Phil Polito, Mark Carrabine, Rob Green, Dennis Bodziony, Louise Cox, Janice Zeller, Marty Motsco, Marylou Gall, Debbie Jira, Jim Quandt, Nick Babic, Bill Hawke, Kevin Young, Dan Plato, Keith Miles, Toddy McMonagle, Robyn Manchick, Bob Eidnier, Diane Lioni

Guests: Rick Ziska, Tom Ziska

- Opening Prayer & Introductions
- Discussion with architects

Preliminary Findings: Existing Conditions & Potential Improvements

There are three things to look at. 1 - Parish Survey which had 174 respondents. Interesting to see the responses. Provided a broad spectrum of what people believed we needed. Many were not aware of what the issues were in the building. 2 - Looked at Solon Master Plan and the demographics for the city. By 2030, the city will be completely built up. 3 - Looked at how the building being used for October and Lenten season. It's kind of a chicken/egg situation. Are we not having more programs due to spacing or do we not need the spacing due to lack of programs?

Review of the Existing building along with survey responses show:

Administration Offices – space is adequate with underutilized space in the middle

Trivison Hall – space is small/right size – issues with shape and access to classrooms.

Electric problems and needing electric cords down hallway

Kitchen does not flow well/traffic problems, power issue, issue getting food to Trivison Hall

Non-ADA restrooms in Parish Center. Could argue that the other restrooms are sufficient

With our current classroom space we have our 2 largest classrooms, Upper & Galilee, with 500 sq. feet each but need a total of 8 classrooms of 500 sq. feet

Exterior – issue with bell tower, roof leaks, and aesthetic issues between the two buildings as they are connected.

There is 11,000 sq. feet in existing building with 5000 sq. feet for parish hall, 2000 sq. feet for administrative offices, and 8-500 sq. feet classrooms. Need 16,000 sq. feet for the programs we hold.

Tower is iconic, however the attic under the tower is leaking. There is deterioration on the wooden rafters and storage items.

There are cracks in masonry.

There is an issue with insufficient storage.

Part of the building is heated by underground duct work and has potential for mold and mildew.

Estimate cost to repair this facility – interior and exterior \$775K-\$880K – does not change or gain any program space.

3 options:

Council year: 2017-2018

1 - Keep Existing Shell and reconfigure interior with classrooms – build a new Trivison Hall & admin offices \$2.85Mil-\$3.44

2 - Keep Existing and reconfigure interior as Admin & Trivison Hall – build new classrooms \$2.375Mil - \$2.905Mil

3 - Tear down existing and rebuild a new building of Trivison Hall, classrooms, & admin \$2.59Mil-\$3.2 Mil

Questions & Discussions:

Do the options show any disconnected buildings or are they all connected? Design would be that they would all be connected. Do prices include any interior fixtures and aesthetics? Prices do include these interior design.

Do the numbers include contingency? Yes, but you never know.

Why is option #3 less? Due to the costs of the exterior building costs.

Option #2 has more sq. footage? There is some cushion room for the design. Functionality of #2 and #3 are the same.

Option #1 – Trivison Hall and Admin would be an addition of 8,000 sq. feet

There are some wild cards out there as to how big Trivison Hall needs to be. There is some flexibility in the sq. foot numbers.

There will always be water damage from the tower as there are flashing problems. It can be mitigated, but not necessarily fully repaired until looked at more closely.

If we decide to save the tower, many options need to be looked at.

What do we do if we tear down this space? Where can we hold our programs? That is a concern and would need to be looked into.

Provision for storage is built into the numbers. A basement is not in the plans.

Option #2 – new classrooms would be built separately and not just an addition to the existing building.

Improvements to current building – how many years do we have left? Water issues need to be addressed sooner rather than later. Electricity may be considered more important for functionally.

The tower structure is behind the Trivison Hall wall, but the Trivison Hall wall is not believed to be structurally.

Can the tower be moved? Potentially, but not sure what that gains.

Food Pantry was considered in the sq. footage changes.

Council year: 2017-2018

How long do we have if we do the bare minimum? Mechanical units have a shelf life of 15-20years. Roofing has a shelf life of 20-40years.

Existing Building changes – Kitchen was not included, why? This is the push and pull. Electrical would be improved, but if you expand the kitchen, you would lose vital program space.

Inspector for the roof says that we need a new roof.

Can we square out the building? No, per Building & Grounds committee. The ring in the center of Trivison Hall is the center of the structural system. Off each flat side is a primary beam that goes out to 6 corners. We must have those 6 corners to keep the roof up. Those beams are solid and have lot of life span to them.

Will we be able to reuse any of the materials if we tear down the building? Does not make sense to.

Can you repurpose parts of this building? The structure would need to be looked into. The aesthetics could be replicated.

If you look at the picture from the front, even removing the bell tower, you cannot see the new church building.

Where would we put the new buildings? Many would like to see the Worship Space from Cannon road. We could potentially never see the Worship Space unless we build to the East or West of the Worship Space. The classrooms/admin space could be on the existing space as those are not as tall of a building. Would look at keeping the focus on the Worship Space as you approach the building.

This location was made the highest ground on the property. This has caused some issue with drainage.

New project would be sensitive to the Worship Space.

Conceptual ideas would need to be presented to the congregation.

While the architects looked at the changing demographics of Solon and population growth, they did not look at religious population. How would you predict it? Trend it and project from there. Ziska will research that for the presentation for the congregation. We would need to look into what our parish boundaries as they extend to Warrensville Center. We would also need to look beyond Solon and where are we drawing. Annual report showed by zip code where our parishioners are coming from. Looking at demographics you can really only look at the parish boundaries. Those outside have elected to come here. How are we serving the entire area that we have been charged to serve?

How long would construction take? A year. How much cost would it be to rent space for programs to continue during that year?

Council year: 2017-2018

Could you design something that would allow this building to stand for a while during the construction? Yes, we can look into that.

What is the goal of the town hall meeting with the congregation? To give information and get a sense of what the community would like. Best suited to present is a concept with associated costs. Present the congregation with a recommendation and present the alternatives and why this group chose the option that they did.

Not sure if this presentation provides enough information to make a decision. Would need to know more about what we would do during construction to understand what kind of decision. Would expect to have multiple town hall meetings.

Is there a priority to having Trivison Hall physically connected to the Worship Space? YES

The recommended size of meeting rooms at 500 sq. feet, is that a standard? Was determined based upon the usage of the Upper Room and the PSR class sizes. Is the size a priority of the classroom? 20-25 sq. foot per child for PSR classrooms is typical.

Is it a priority for the Worship Space to be seen from Cannon Road? There is no front façade on the Worship Space. What we see as we walk in from the sides is the planned view as someone walks into church. We have the opportunity to create a new front door to the church. A sense of entrance is a priority.

Food Pantry is accounted for in the sq. footage. Is there the potential to expand the Food Pantry? How will it sustain and enhance our mission? **We need to prioritize our mission and our programs. The end goal is to say that this is how we are going to best serve our mission.**

We have to address the roof and tower. Do we want to invest in something that will only last another 20 years? Do we want to have to do another repair or have this conversation again in 20 years?

We need to also consider what future programs we could have with the changes in the space.

There are concerns on how to raise money for this project. We would need to have half the cost in cash before the diocese will allow us to begin. What is the value for our investment? The Worship Space was sold by discussions on what the programs would be. We need to get to that point with this discussion before going to the parish.

We may not have 5-10 years to wait on the roof and the tower necessarily.

If this facility is replaced, what else can we do that we don't know? Could we have a reception hall here at the church where the community can gather for things like wedding receptions, 1st Communion parties, and Mother Day brunches? Wouldn't it be great if we had a place for the young high schoolers to have a safe place to hang out and connect with the church? There's a possibility to have civic groups to meet at Resurrection. When the new Worship Space was built and the parish center became the parish center, more things evolved into this space than originally expected.

Council year: 2017-2018

Next step – sketches, and further meetings. Appears we need to meet again as joint committees before going forward with a town hall meeting. Would be helpful to having a planning of committee of 6-8 members to meet with Ziska.

Can we stay where we were at this moment or do we need to do something? Despite the decision, there are ongoing repairs and maintenance that will have to continue to go on. We will continue to maintain this building.

Plans include 600 sq. feet for Food Pantry. That would be almost twice the size of the current food pantry.

All the spaces discussed are flexible and will be discussed in a planning committee. More work with more details and a more compelling story needs to be done before going to the parish.

How can Ziska work on the concept before we know what exactly what we need and want? Rick feels like he has some information, but would like to meet with a smaller group to discuss some finer details before moving forward. The smaller group would stay with Ziska throughout the whole process.

Church of the Resurrections – VISION

“Rooted in our faith traditions, we strive to be innovative, prophetic, and courageous in leadership and service. In our commitment to the spiritual formation of each member, we are open to explore new ways to meet the needs among us in response to the signs of our times.”