

Tri-Parish Council Minutes  
July 15, 2008

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Members Present: Tammy Hasenoehrl, Fr. Les Kish, Bill Neumayer, Joyce Majure, Carlene Skelton, Deb Snyder

Guests: Doug Benson MCM Architects, Kathy Heimerl & Ron Hewett of Kenaston Corporation, Denise Hammrick of SSTPS, members of the Finance Comm. & Building Committee

Meeting called to order at 6:05 pm.

Bill Neumayer gave an outline of the emphasis of tonight's mtg. From this point forward in the project two representatives from the building committee & two representatives from finance committee will attend all Tri-Parish Council meetings. This policy is being adopted to enable clear accurate and timely communication among the project leadership entities. Bill stressed that as we go forward in this project it is very important that we do things right, up to date and concise.

Bill outlined the meeting with the diocesan planning and building committee in Boise.

There are lots of questions for our community at this point in our project and that is why we are meeting. We have the difficult task of discerning where we go with the project from here.

In order to end up with a total project cost of 18 million dollars we have to be at about 13 million dollars in mortar and bricks. This 18 million dollars would include all costs associated with the site, architects, consultant, builders; complete total project costs.

Doug Benson, project architect, presented a document with details of a social hall their firm recently designed for St. Joseph's church, which is very similar to what they have designed for the All Saints community. It is a little less square footage with 24 sq. ft. versus our design of 33 sq. ft. St. Joseph's project cost for their social hall came in at a total cost of 3.1 million dollar.

The history of this particular project: It started in 2000; MCM finished the design in 2001; the project was built in phases. Phase 1 was completed in 2004; they were able to enter phase 2 a lot sooner than they expected-- keep in mind they had money come from unexpected sources.

How do we build with the funds we have? Keep in mind the way to reduce costs is through scope reductions. It is possible to redefine program areas or defer areas. Another option is to find spaces that are being deferred and utilize those areas as shared space. Our community is going to have to find the compromises. It is important to remember compromises are not forever. Another option to reduce cost is to reduce the quality of materials, known as "value engineering". It is important to make prudent choices when using alternate materials. Project costs are not just about materials it is also about volume reduction.

Bill Stellmon asked for clarification of how we got to a place where our designs are beyond our projects financial target. The process that has been ongoing since fall 2007 was reviewed. Doug Benson pointed out the scale of this nave is significant, he advises being be prudent in structural challenges. He described an alternate truss system that could reduce cost by approx 2%, also different lighter weight roofing materials would reduce costs. Doug is asking our community, does that alter the appearance of what you are asking for in a positive or negative way?

Kevin Hasenoehrl commented that 2% seems like a small reduction to make such a drastic alteration. Why is it that the school volume reduction costs are not the same amount of dollars? Doug stated schools and churches costs run about the same. Fr. Les feels that statement negates his volume argument. Doug disagreed. Tammy asked if the square footage of our project is maybe more than we

need. She gave some specs of the Coeur d'Alene school that is a K-8 school, but does not have Pre-K as we do; it has 3300 sq ft, ours has 4000 sq ft. There is an entire set of the Couer d'Alene's' schools plans in Kenaston' possession. This may be a viable option. Tammy asked the Kenaston representatives present if they could cut 600 sq ft from the school. Ron Hewett replied they could do that. He also indicated it would be worth looking at the blue prints for the Coeur d'Alene school. They need to compare the two sets of documents.

Several suggestions were made of how the church facility could be altered, deferred, or spaces redefined. In regards to the narthex, Doug reminded the group that it is meant to build community. If the social hall is deferred that would create a greater need for a large narthex. Drawing a line behind the tabernacle and deferring the music room, music storage room, environment room, and day chapel would reduce about 5000 sq ft. Joyce asked about reassign certain elements. Fr Les stated we have to cut 7-8 million dollars from the project and that he'd like to leave the church alone. If we cut the social hall we still need to cut 2-3 million dollars.

Eric Hasenoehrl assured the group that what we are going through is very common. He further stated churches have a very unique challenge. It takes ferreting out what are the most important things. If it was easy, anyone would be doing it. He further advised, when in doubt take a more conservative approach.

Fr Les advised MCM Architects months ago total project costs needed to be at \$ 14 million. He further urged the group to focus on what we need to be doing is cutting \$8 million from the project.

Rhett Mahoney commented he liked what Doug said about deferring the back half of the church (from the tabernacle back) it may not be ideal but even by deferring those elements, the church still looks good. Karen Edmundson suggested maybe we could differ finishing the lower level of the school. Doug explained a pricing set will define an area more tightly; it will begin to define materials. This is what Kenaston will be working on next; MCM will get those documents out this week to Kenaston.

Bill Neumayer stated the capital campaign is slated to start in about 5 weeks. So we need to know what we are asking for. Do we delay the capital campaign? We want to be very clear about what we are asking to build? We want to avoid having to go back and say well we are only going to be able to build this or that. Eric Hasenoehrl said it may be better to set parameters about when we start the capital campaign.

Fr. Les talked to Tiffany Lake, CCS representative, and learned the timeline CCS would like to set for the capital campaign is tentatively to start the silent campaign at the end of August & approximately mid September/ October the campaign would go public if you consider moving the campaign it would throw everything in the proposed timeline out of line.

Kathy Heimerl stated we are very close to having the issues surrounding the capital campaign resolved. It s probable they (Kenaston) will have the cost sets in three weeks. After those numbers are determined it will be possible to have clear building cost alternatives, based on variations in building materials.

Street improvements were discussed. Eric Hasenoehrl stated in regards to off site improvements, the City of Lewiston won't commit to what improvements will be required until we are at the point in the project of submitting documents. There is a little bit of uncertainty in this area. Eric laid out several variables. These variables are all contingent.

Joyce asked how much emphasis has gone into designing these buildings to be very energy efficiency. Doug responded that basically you can't get energy inefficiency anymore because of raised efficiencies in the equipment. Also a design that works efficiently helps smaller better systems work efficiently. In the designs they have created opportunities to save energy.

Bill Neumayer commented the site improvements include parking etc. Doug responded he plans to scale that back.

Bill Stellmon asked for a summary of what each entity is doing now.

Doug will get drawings to Kenaston. Kenaston will get project construction costs within a month.

Tri-Parish Council will continue to work on land appraisals and should have those within 4 weeks.

Building Committee wants to come together with the Tri-Parish Council & Finance Committee to pare down costs. This will assure we are all on the same page.

School committee will need to meet to look at what they can do to scale back the scope and cost of the school.

We are finding numbers are prioritizing what we can build.

Bill Stellmon asked how we are going to communicate the current status of the project to the Lewiston Catholic Community. Deb stated the communication needs to be communicated from the pulpit. There will be a scripted presentation at this weekend's Masses (7-19/20-08) with consistent information at every mass. The six council representatives will present at the six Masses in the three parishes.

At this time the goal is to still look at beginning the capital campaign this fall.

Tri-Parish Council, Building Committee and the Finance Committee will continue working together prioritizing aspects of the project relative to budgetary constraints.

At 8:10 pm this portion of the meeting concluded. The Tri-Parish Council remained in session to conduct additional business.

The council discussed a recent correspondence to the council from a concerned parishioner. The council believes this correspondence emphasizes the need to combine all three budgets. The council discussed several options to respond to the issues and concerns outlined in the correspondence. Joyce will compose a letter in response to this letter from a St. Stanislaus parishioner to address the concerns outlined in the letter.

In response to the parishioners who have approached the council requesting St. Stanislaus be preserved, Fr. Les restated whatever is going to happen will be for the betterment of the entire community. Deb suggested if they want to preserve St. Stanislaus then we need to see a very concise business plan. Joyce voiced the council's consensus that the council needs to outline the specific qualifications of the business plan.

Update on the progress of Larry Hellhake and the market appraisals. Tammy called last week she learned the Larry had not yet picked up the blue prints that were left for him at the diocesan office, due to an apparent mix up at the diocese. This has been rectified and Larry will pick up the plans that are now with the diocesan receptionist.

The next Tri-Parish Council meeting will be August 13, 2008, 5:15 pm at Our Lady of Lourdes.

*Respectfully submitted,  
Gail Estes*