

Seven Dolors Parish Building and Grounds Committee Agenda

Date: 06/03/2025 Time: 4pm Location: Parish Center

Members present: Oscar Bonilla, Gloria Green, Fr Leo Blasi, Brayson Benne, Craig Ronnebaum, Dave Zecha, Ulises Martinez, Maria McAnerney

I. Call to Order and Opening Prayer

Fr Leo offered the opening prayer

II. Review and Approval of May 6th Minutes

No changes to the minutes. Minutes approved

III. Additions to Agenda?

No additions to agenda

IV. Kitchen Remodeling Update

-Update of the kitchen remodeling progress and schedule

Moving at or ahead of schedule

All underground work is completed and concrete replaced.

Drywall is going in now

Cabinets are ordered and flooring choices have been made

Dave had a question about the lower cabinets and the possibility of pull out shelves for better access to dishes. Maria will check on the status of the cabinets and determine if that is still possible.

Beams from original church construction taken out and new steel beam in place - Fr Leo asked about possible craftsmen in the parish to create commemorative items for auction

VII. Elevator Addition

-Review of preliminary plan

-To be presented to Chapel Board at July meeting

-Requires exception from the City's Board of Zoning Appeals

Tom Orazem & Kevin Clark advised and brainstormed the construction of a new elevator.

Parapet is the current option - the units outside would be lifted and reroute existing piping.

Sizing would be similar to St Isidore's footprint

Will need to be run by the city because the final construction will extend beyond zoned area

V. Early Learning Center

White House

-BHS/Anderson Knight Architects to be on June 23rd Historical Resources Board Work Session

-Grant writing and tax credits need to be started

BHS reached out upon award of the project to begin laying out the plans to move forward. A kickoff meeting was held (notes are attached to the agenda - 5/15)

The white house will need to move regardless of design of ELC because the basement needs to be repaired.

AKA putting together preliminary plans for the 6/23 meeting with the Historical Resources Board Work Session - this will give an overview of what can or cannot be done.

Fr Leo has contact information for the grant writer and will initiate contact

Overall Site

-Architect/BHS working on agreements with Parish

-City open to diagonal street parking but needs to see plans

-Future Use of Parish Center Space

-Demolition before new Parish Center being built would require temporary relocations for offices and food pantry

Diagonal street parking with city approval is possible on Houston, Pierre, & 8th Street

Discussions will take place with Catholic Charities about temporary help with the food pantry - more info available after Fr Leo's meeting with them

Chapel will remain open - may be in current location or may be an alternate temporary chapel - all options will be considered.

Construction Cost and Timeline

-Overall project cost is preliminarily estimated to be between \$4-\$5 million

-Timeline: January 2027 soft opening is being considered but there are several factors yet to be determined

All parties are in agreement that August 2026 is not a feasible option for completion

VI. Parish Center

-Review of Preliminary Concept, Cost and Timeline

Fr Leo explained the chapel drawing detail - windows, tabernacle, direction, security

Processions will continue. Monstrance used to carry the Luna to the chapel and then relocated into the tabernacle.

Kevin Clark clarified the entrance off of Juliette is to be covered in a phone call and the building limits of 35% total coverage of the intended location. The preliminary footprint is close to that number currently.

Discussion of the reception area on 2nd floor vs 1st floor was had - waiting for more preliminary drawings to flesh out the final pros and cons. Same with discussion of a basement and/or a storm shelter.

Final placement (upstairs or downstairs) of classrooms will determine window height for safety precautions. Fr Leo would like the windows to start at 4ft if on the first floor.

Garage is considered a “contributing” part of the historical district. There is discussion about the context of the garage without a house present. Historical board will weigh in on this and all other structures (old & new) affected in this process.

Landscaping will come along once the overall footprint is established

Overall cost for both buildings is much larger than anticipated, however the structures are not extravagant and are necessary. Discussion of this will occur with the parish once we have concept drawing to share (September is anticipated timeline)

VII. Upcoming Dates

-Next Meeting: July 8th, 2025?

-Tour Flint Hills Community Accelerator : _____

Next meeting confirmed for July 8, at 4pm, Parish Center

Touring Flint Hills Community Accelerator on June 17, at 3:30pm (finalized after meeting by Dan Knight)

VIII. Closing Prayer and Adjournment

Fr Leo led closing prayer and the meeting adjourned

ELC Project Kick Off

Thursday, May 15, 2025

3:22 PM

OAC Meeting - Parish Hall

Fr. Leo Blasi, Brayson Benne, Dan Knight, Patrick Schutter, Kelly Karl, Adam Crowl

To Do:

- BHS:
 - Order Geotech (both Sites)
 - Assembly Master Projects Schedule
 - Schedule tours of other ELCs
 - Reoccurring meeting Schedule - Thursdays @ 1 pm - 2 weeks intervals
- Brayson
 - Schedule with Kevin Clark for meeting Tuesday afternoon - 5-20-25
- AKA
 - Concept Design Updates, ELC Design Team Assembly

General Conversation:

School Mass is at 7:50 am

Tours - Wednesday's & Friday's are good for Fr Leo.

Kelly is working on contracts - 2 separate contracts

Tax Credits can't go to a non-profit. Have to be rerouted thru business.

Owner's Rep - Fr. Leo (with Brayson as 2nd contact)

History:

- 2022 white house property was purchased
- AKA been involved for 1 year +/-, hence age of concept plans
- Project is open to ideas
- Now Parish Hall is to be demo'd
- Grant writing process need to start so a plan is needed

Historic Requirements:

- Some structures are historic 'non-contributing'
- Brayson had information & maps

Budget:

- Around \$5 mil per project
 - Does not include street parking, bus drop off
 - New storage garage behind house to North

Scopes:

Early Learning Center:

- Site
 - Street Parking - diagonal, multiple areas - ALTERNATES EACH
 - Pierre - Full length
 - 8th - Full length? Half length?

- Colorado - length?
 - 7th - school bus drop off?
 - Sanitary Main under School
 - City doesn't require move
 - Owner at risk if city has to dig up main
- BLDG(s)
 - ELC
 - AKA has Space Programing Matrix
 - Interiors
 - Use partition walls to open up rooms
 - After School Program
 - Is a flex room an option?
 - Program causes a lot of clean up if in classroom
 - White House -
 - Demo non historic back section
 - move to new location (north) on new basement
 - Renovate interior - open joist at 2nd floor
 - 15' setback
 - Full basement
 - Safe storm area within basement for ELC & Luckey
 - Not ICC 500
 - Has Environmental Reports
 - Lead & Asbestos Free per report

Offices / Parish:

- 2 story design (ok)
- Existing Parish Hall
 - Food Pantry is in Parish Hall - Has to stay operational
 - Need 1000 to 1200 SF to relocate
 - Finance room need to be secure, otherwise open area ok
 - Basement under North side, unknown portion of building
 - Adoration Chapel is key to this building - Must stay operational
 - 10'x30' min to relocate
 - Alter, table - 8 to 10 people
 - Trailer option discussed
 - Convent can demo early if needed
 - Historic 'non-contributing'

New Storage / Garage building - SEPARATE PRICE

- Existing garage behind house to be demolished
- New storage building
 - Temp Adoration Chapel
 - Future workshop
 - Temp Food Pantry
 - 2 garage stalls

- Storage area now & future
- Needs Restroom - Water from house? Tap sanitary in yard?
- Keep 1 vehicle stall parking to west, demo garden to east

Schedule:

- Open by Aug '26 would rush the process & the construction
 - KG class is currently restricted due to space limitations
- Jan '26 soft opening may be an more realistic option
- HRB process will take time - needs to be on schedule
 - Might be separate process for house move / structure demo
- Grants - won't let this process slow down the project
- Parish Hall
 - Adoration Chapel is key to this building - Must stay operational
 - Convent can demo early if needed
 - Historic 'non-contributing'
- Overall Schedule items:
 - Both projects - separate colors
 - Services Moves
 - HRB process
 - Geotech Survey
 - Zoning
 - Dedications from Bishops (groundbreaking & opening)
 - Tax Credits for White House

2025-05-20 Parish Center design meeting



Seven Dolors Meeting Agenda
May 20, 2025

Attendees:

Father Leo
Maria
Brayson
Kevin

Notes:

1. Elevator Addition
 - A. Alley setback reduction required.
 - B. Elimination of one parking stall closest to the entrance door to allow circulation space.
 - C. Floor plan review.
 - a. HVAC DOAS (Dedicated Outdoor Air System) unit moved to rooftop
 - i. Tom Orazen showed how the existing DOAS unit could preliminary be moved to the roof of the new addition but additional study is needed.
 - D. New addition conditioning.
 - a. Basement: Parish hall mechanical could server this area.
 - b. Entry level: New cassette unit would be needed.
 - c. First floor / chapel level: Existing cassette unit could be moved to the wall of elevator
 - E. Rooftop railings or parapet?
 - a. Parapet was preferred
 - F. Elevator: The sketch includes an elevator similar to St. Isidore's
 - a. Shaft size: 5'-9" x 7'-4"
 - b. Full commercial double sided elevator. Mid level entry at alley level on west side. Basement and chapel entry on East side.
2. Parish Center
 - A. Zoning, buildable area, setbacks, parking, shared parking
 - a. Discovery meeting with City – 3:00pm, May 29
 - B. Programming questions:
 - a. Offices on one floor or multiple floors?
 - i. Ideally on the same floor

- b. Classrooms on one floor or multiple floors?
 - i. Could be split between floors.
- c. Classrooms on the lower level?
 - i. Maybe but not all the classrooms - Father Leo
 - ii. All on one floor would allow more - Brayson
- d. Bathrooms in one location or split between multiple floors?
 - i. Stacked. This will allow better access for the various user groups.
- e. Chapel design
 - i. Modify the existing altar width to be an altar of repose. Father will confirm that the single altar would be allowed. Tabernacle would have a built in Luna with removable cover.
 - ii. Rounded apse is liked. CAC to refine the
 - iii. Library could be on the outside chapel in narthex space - Maria
 - iv. Interior of chapel ceilings be sloped / vaulted - Fr. Leo.
 - v. Mostly quiet, with some white noise / background noise is ok.
 - vi. Entry from the alley and close to parking or or from Juliette. City code notes that the "Main" entry must be from the Juliette side.
- f. Mech options
 - i. Roof top units most economical. Requires flat roof area.
 - ii. Water source heat pump with ground mounted chiller
 - iii. Air source heat pumps
 - iv. Interior gas furnaces with exterior condensers. Split system.
- g. Outdoor garden space?
 - i. Some is desirable. Could be on lot 10 as it is now.
 - ii. A place to gather
- h. Temporary chapel
 - i. Building temporary garage on lot 10
 - ii. Users would rather stay in current chapel then move to new chapel. The 2 story office portion of the Buidling could be removed early. Allow food pantry and chapel to remain in place.

3. Schedule, budget, milestones

- a. Exiting parish center relocation. Dan Knight to confirm how the existing parish center footprint could be used in the planning of the ELC. The parish team will quickly study what uses could be relocated.
 - a. Chapel: Ideally this use would remain in the existing location until occupancy of the new chapel
 - b. Office: Could be moved off site to a potential BHS space and to remote/off site working.

- i. Patrick at BHS confirmed that are available lease spaces (that could be donated) for temporary office.
 - c. Food pantry
 - i. Food pantry move to lot 10 garage. Joleen and Harlan running program. Add bathroom and insulation.
 - ii. Food pantry move into ground level office space from existing garage area.
 - iii. Add addition to north end of budget shop.
 - iv. Possible joint program with Catholic Charities in ICON building to allow both budget shop and pantry could move. Father Leo to talk with Megan Augustine or Jessica at Catholic Charities about this option.
 - d. Budget Shop / Youth Ministry / Knights of Columbus
 - i.
- b. Milestones:
 - a. May 21- July 1: Concept design.
 - b. July 1-15: BHS cost estimate
 - c. July 15: adoration chapel group board meeting presentation
 - d. July 15: basic concept drawings of elevator and chapel for campaign. Floor plans and 3d sketch
 - i. SE view towards the new chapel with Lucky in the foreground.
 - ii. Alley view towards new elevator
 - e. July 31: Materials ready for distribution.
- c. Budget: Fr. Leo: 5-6m total before additional fundraising is required. The following costs are extremely rough guesses but are provided to begin an understanding of the project budget scale. These are not intended to be "budget numbers" but ball park guesses.
 - a. Parish center-office: $14,000 \text{ sqft} \times \$400/\text{sqft} = \$5.6\text{m}$ construction + fee $\$.56\text{m} = \6.16m
 - b. Parish center - chapel: $1,000 \text{ sqft} \times \$750/\text{sqft} = \$6\text{m}$ construction + fee $\$.6\text{m} = \6.6m
 - c. Elevator: $(400 \text{ sqft} \times 2 \text{ floors} = 800 \text{ sqft}) \times \$650/\text{sqft} = \$520\text{k}$ construction + fee $\$.57\text{k} = \520.57k
 - d. ELC preschool: $10,500 \text{ sqft} \times \$450/\text{sqft} = \$4.725\text{m}$ construction + fee $\$.6\text{m} = \5.325m
- d. Existing chapel new mech unit was installed by Bob's plumbing. Tom Orazen will contact them to see if they found any existing drawings of the parish center and chapel.

City Discovery Meeting

Thursday, May 29, 2025

3:02 PM

City of Manhattan - Ben Chmiel, Barry Beagle,

Seven Dolores / Olsson - Brayson Benne

KCA - Kevin Clark, Jennifer Felton

AKA - Dan Knight

BHS - Adam Crawl, Patrick Schutter

Parish Layout

- Set back
 - MDC
 - Front yard set back is 12' - same for Houston
 - Interior yard set back is 8'
 - Table 24 4 a 1
 - Essentially more room on the site for the building
- Allowable Density
 - Capped at 35% unless an exception was pursued
 - Exception depends on circumstances of the property and neighborhood
 - Coverage won't be different than school buildings near by
 - Rezoning is an option, may not be supported by neighborhood
 - Only vertical construction counts, courtyard does not
- Parking Shared Agreement
 - Shared between 2 buildings
 - Article 7 - shared parking provisions (close enough)
 - Office space would determine parking requirements
 - 10 to 12 offices (potential growth) in building
 - 5 to 7 offices in current plan
 - Review needs of how / when the space is used
 - Can on-street parking be counted from Juliette?
 - No
- Permitting
 - Pulling a permit will require a historic review with HRB
 - City is willing to review concept elevations to help with HRB review
 - Individual determinations will be needed, projects could be submitted together though
 - Parish probably has more latitude to be more modern than St Isadore's
 - Many strong precedence projects in the area to work with

Seven Dolores Elevator

- Have to go to BZA for an exception
 - OEN standards for setback would apply - 8' setback
 - Streetside setbacks - 12'

- Being off the alley is more likely to get an exception than the street - 2' variance
- ADA improvements to the Church may be eligible for Tax Credits

Both projects design over summary, move toward being

Old Stone Garage

- Contributing to Historical Neighborhood??
- City is questioning the applicability of this situation.

ELC:

- White House - Historic
 - Relocated up to the 12' setback
 - Pursuing tax credits for white house
 - Demo could be subject to civil penalties & fines at the state level
 - State preservation law comes into effect
 - Demolition request can be applied for.
 - Denial can be appealed & overturned by City Commission
- Currently the school has 1 or 2 classrooms that are ELC
- New facility is 5 classrooms - 10,000 Sf program which includes the White House
- 4,500 Sf playground
- Lot Coverage
 - 35% of lot
 - Is a re-plat required so full block is 1 lot and overall coverage is less than 35%
 - Lot under same ownership accommodate (contiguous) can be considered 'together' for coverage purposes.
- Existing Parish Center & Adoration are non-contributing to the district
 - Will have to go thru the HRB before demo?
 - Parish demo should be ok with HRB review.

Tax Credits:

- HRB may feel better if SHIPO has reviewed project as well
- Maybe talk to SHIPO first before HRB?

HRB

- Maybe work session with HRB would be beneficial to make sure an idea isn't shot down later in the process
- Next Work Session: June 23rd - get on agenda, get info to City by June 12th, Day of presentations are ok as well.
- Getting thru HRB is probably the highest priority with City Planning efforts

Lance Wagula (city of MHK) for Board of Zoning Appeals