

Seven Dolors Parish Building and Grounds Committee Agenda

Date: 07/08/2025 **Time:** 4pm **Location:** Parish Center

I. Call to Order and Opening Prayer

II. Review and Approval of June 3rd Minutes

III. Additions to Agenda?

IV. Kitchen Remodeling Update

- ❖ Update of the kitchen remodeling progress and schedule

VII. Elevator Addition

- ❖ To be presented to Chapel Board at July meeting
- ❖ Requires exception from the City's Board of Zoning Appeals

V. Early Learning Center

White House

- ❖ Anderson Knight Architects presented to the June 23rd Historical Resources Board Work Session
- ❖ Grant writing and tax credits need to be started

Overall Site

- ❖ Architect working on initial layouts after programming meeting with KDHE

Construction Cost and Timeline

- ❖ BHS to start estimating after the plan is further along
- ❖ Timeline: January 2027 soft opening is being considered but there are several factors yet to be determined

VI. Parish Center

- ❖ Clark Architects presented to the June 23rd Historical Resources Board Work Session
- ❖ Stone Garage
- ❖ Architect developing plans
- ❖ Bayer Construction to help with tree removal and sidewalk removal on site prior to leaving

VII. Parish Communication

VIII. Upcoming Dates

Next Meeting: August 5th, 2025

IV. Closing Prayer and Adjournment

Seven Dolors Bldg Committee Minutes for July 8th, 2025

Present: Brayson Benne, Craig Ronnebaum, Dale Anderson, David Zecha, Diane Noll, Gloria Green, Ulises Martinez, Fr. Leo Blasi (late)
Meeting was called to order.

We did not review or approve the June 3rd, minutes as none was available at this time.
Brayson will check with Maria.

Kitchen Remodeling Update:

Ulises indicated that all was going well and will be completed on time in August.

Elevator Addition:

Brayson has not had any news from Kevin at this time. However, once everything is finalized, we will need to get an exception from the City's Board of Zoning Appeals approval.

Early Learning Center:

White House: Anderson Knight presented to the June 23rd Historical Resource Board work session. Did not appear that the board had any main concerns. The Historical Board will not place this on the agenda for the Historical Board Meeting to finalize and get approval. We will be starting the tax credits for eligibility.

Construction Cost and Timeline: BHS will start estimating after the plan is further along. Timeline is still targeted for January 2027 soft opening. We will start with 2 1/2 to 5 year old children. Will need 90 days in advance to start the licensing procedures.

Parish Center:

Clark Architects presented to the June 23rd Historical Resources Board Work Session. The one issue is the Stone Garage. They may not allow this to be torn down. Brayson indicated that he will need to take pictures inside the garage to show it is not original. Need to present the exterior plans to the Chapel Board. Bayer Construction will donate with the help to remove trees and sidewalk removal on the site prior to leaving. It appears they will be completing the road work 11 days ahead of schedule.

Parish Communication:

Will discuss how to communicate to the parish the plans once we are closer to finalizing the plans.

Additional Discussion:

Fr Leo:

The city is okay with tearing down the current Parish Center building but leave the Chapel until its moved to the new location.

Concerns on enough storage in new plans: The new Parish Center will have a basement, so we should have plenty of storage.

Food Pantry and Budget Shops will be moving off property. However, those associated with both entity's were okay with new location. They should be moving in September.

Upcoming Dates:

Next meeting set for August 5, 2025.

Fr Leo closed the meeting with a prayer.

Minutes from OAC Meeting 6-26-2025

City / Design

- HRB Work Session Debrief
- White house
 - no negative comments on moving house, keep front yard large as possible?
 - SHPO Rec went a long ways with the group
 - Connecting link, not massive connection
- Existing Parish
 - Demo plan will have to go thru the board, get on agenda
 - Lightning strike on Parish this week,
- Next meeting / agenda time
 - AKA will meet with Rhinna next week to finalize program
 - HRB submission is straight forward and easy to get on agenda
 - SHPO garage item get on early
- Design Progress
 - AKA meeting with Rhianna next week, then Fr. Leo afterward
 - 2 to 4 week process for massing / concepts
 - Site visit outcome:
 - Basement
 - Size needed? Mech closets instead?
 - Safe rooms were favorable.
 - Shared basement with WH & ELC
 - Space Review:
 - Storage / closet shared
 - RR's stay separate
 - Each room counter & sink
 - Turf
 - 5 to 8 yr warranties typical
 - 10 to 20 yr life typical
- Moves:
 - Food Pantry to Catholic Charities in September - Permanent move
 - Adoration Chapel -
 - 1st preference is to leave in place as long as possible
 - What does it take to keep in place?
 - Power, Structure, HVAC, Plumbing, Permitting?
 - Last resort - Corner room in Luckey
 - NW corner of building
 - Work would be required before move
 - Check with City on idea of partial demo & Occupied BLDG
 - Parish Hall
 - Likely move to remote staff and
 - Rental house would be open for office space -
 - Would provide 2 to 3 good office spaces

- Kitchen space
- Demo of Parish Hall is likely moving forward faster

OSE - Tom Orazem

- Has worked with Parish in the past
- AKA can work with OSE

Parish

- HRB was a successful
- Adam - send Kevin times for a Tuesday teams plan review
- Stone Garage -
 - Brayson will send pictures to Shipo of roof structure
 - Hope is 'non-contributing' structure
- Plan Update
 - Adam - send Kevin times for a Tuesday teams plan review
- Massing, window placement,
- Bring to Adoration Chapel board meeting - mid July

Elevator Addition

- Elevation views to share?
- Kevin will share to start budgeting with

BHS Items:

- Geotech's are scheduled for week of July 7.
 - Coordinate with Buyer on that corner lot
 - Justin Olsson or Rian Eddie (olsson) for coordinate on Parish Site
 - White House has a cistern which is filled in. at stairs leaving the basement, filled with debris
- Project schedule review.
 - ELC finish in January 2027 is needed or otherwise noted
- Contract update.
- Availability to budget concept plans.
 - ELC concept budget needs to get to bishop ASAP