

Seven Dolors Parish Building and Grounds Committee Agenda

Date: 03/10/2026 **Time:** 4pm **Location:** Parish Center

Mission: We exist to steward and maintain the physical spaces of Seven Dolors Parish so they remain welcoming, safe, and functional for parish and community life. We serve in an advisory role to Pastor and Parish Pastoral Council to provide sound advice on maintenance, improvements, and/or renovations that are identified.

I. Call to Order and Opening Prayer

Father Leo offered the opening prayer.

- ❖ Fr. Leo (Ex Officio) **Present**
- ❖ Brayson Benne (Chair) **Present**
- ❖ Craig Ronnebaum (Secretary) **Present via Teams**
- ❖ Dale Anderson (Historian) **Absent**
- ❖ Oscar Bonilla (Hispanic Community Liaison) **Absent**
- ❖ Diane Noll (Finance Council Liaison) **Absent**
- ❖ Maria McAnerney (Parish Staff Liaison) **Present**
- ❖ Ray Buyle (At-large, Construction Science) **Present via Teams**
- ❖ Lisa Johnson (At-large, Architect) **Absent**
- ❖ John Strawbrich (Young Families/New Parishioners Liaison) **Absent**
- ❖ Ulises Martinez (Ex Officio, Maintenance) **Absent**
- ❖ Jeremy McGuire (Strategic Planning) **Present**

II. Review and Approval of February 24th Minutes

Previous meeting minutes were approved.

III. Additions to Agenda?

None

IV. Progress to Date

- ❖ Listening Session Held Feb 26th
 - Positive Feedback and questions
 - **Consider removing roof line to add more space on second floor of parish center**
 - **Is the lot bigger at location of white house and existing parish center**
 - **About the same size**
 - **Parish staff would have to be relocated during construction**
 - **Plan to keep moving forward at current proposed location of vacant lot North of Lucky Building**
- ❖ Feasibility Study Results Letter and FAQs

- To be sent to all parishioners within next week or two
- ❖ Minutes, powerpoints, and Parish Center FAQs will be posted to website soon

V. Elevator Additions (From OAC Mtg)

- ❖ Current concept budget: \$1.08M (excludes design fees).
- ❖ The elevator project is planned to start before the Parish project and will require historic review and permitting coordination.
- ❖ Possible plan updates may affect the elevator location.
- ❖ Clark Architects will be working on second design of elevator that will keep mechanical units on the ground versus being on top of the elevator. This option will have less structural design, but overall cost is unknown at this time. Once Clark Architects finishes second design, they will send both designs to BHS Construction for them to determine cost for each option, and we can evaluate both plans and cost estimate at that time.
- ❖ Clark Architects mentioned that we will need a civil design engineering firm to do the site design for the elevator and parish center. Clark recommended using Olsson Associates since Brayson works there and already understands the background and scope of our projects. Olsson Associates has done similar projects in the Manhattan community. It was agreed to receive a proposal from Olsson Associates to do civil site design.
- ❖ Brayson will coordinate with the historical board to start the process of reviewing the plans for elevator and what permits/action items will be required from them.

VI. Parish Center (From OAC Mtg)

- ❖ Current concept: ~20,224 SF with a budget of \$8.5M (\$418.75/SF)
- ❖ The team is working through design revisions.
- ❖ Several layout items under review, including chapel location/acoustics, basement use, kitchen relocation, and removal of the 2nd floor deck for additional space.
- ❖ The schedule is still a placeholder; design milestones and budgets continue to be refined.
- ❖ Clark Architects reviewed the updated floor plan for the parish center
 - Looking at putting the youth ministry in the basement of the parish center with a couple of window wells to bring in some natural light.
 - Also considering adding restrooms in the basement.
 - There was some discussion on moving the adoration chapel to the NW corner of the parish center instead of the SE corner where it currently is. Advantages of this may be reduced noise on Houston vs Juliet St. and it would have its own door entry instead of using a shared entrance into the building. Disadvantages of moving adoration chapel to NW corner would be further away from the church for any processions and handicap access would be a major concern getting around to the entry on the NW corner from the alley between Lucky High and Parish Center. As of now, plan to leave the adoration chapel in SE corner primarily because of ease of access for adorers.
 - Adjusted the roof line to allow for more square footage which included conference rooms and offices on the second floor.
 - There is currently a reception desk on the first floor to greet parishioners as they come in. Clark Architects wants to reconsider location on first floor after our discussion of the floor plan today.
 - Please reference updated floor plans on the website.

VII. 721 Pierre House Move

- ❖ BHS progressing to move house
- ❖ Due to HRB and district, house cannot be demolished or moved off the lot
- ❖ Will free up space for future plans as they become better defined

VIII. Early Learning Center

- ❖ Report from ELC Sub-committee
- ❖ Maria and Rhiana provided an update on ELC sub-committee
 - Met with new MCS advancement director
 - Answered questions from the Steier Group survey results
 - Thinks its important for everyone to understand the history of existing pre-school and how licensing has been done in the past and that Seven Dolors can manage and fund a new ELC.
- ❖ Jeremy McGuire stated that's it important to understand the history and background, but the survey results clearly showed that parishioners wanted more collaboration with MCS and St. Thomas Moore and St. Isidore parishes as St. Thomas Moore makes a majority of the students at MCS so all three parishes should provide input and financial support to a new ELC or expansion of MCS.
- ❖ Jeremy mentioned that the Bishop brought up St. Mary's in Salina as an example of an ELC and Catholic School that serves several parishes in the Salina community at the Steirer Group reported its study results to the Parish Council and Building and Grounds Committee. Jeremy thinks it would be a good idea to visit St. Mary's in Salina and visit with their leadership on how they manage a ELC and school in their multi parish community as starting point for moving forward with our subcommittee on the ELC.

IX. Communication

- ❖ Table/Booth Sign up
 - Working on materials for table
- ❖ Listening Session #3
 - 3/26/2026 @ 7pm in Parish Basement

X. Upcoming Dates

Next Building Committee Meeting: March 24, 2026 @ 4 pm

XI. Closing Prayer and Adjournment

Father Leo closed the meeting with prayer.



301 S. 4TH ST, STE 210
MANHATTAN, KS 66502

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Elevator:

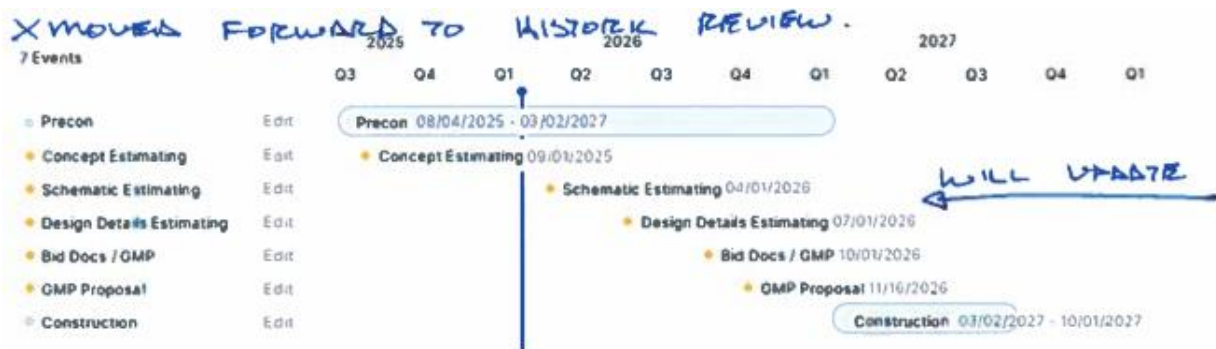
July 2025 Concept Drawings

Budget: \$1,081,286

Excludes: Design Fees

- Plan update might have elevator location (Move/Budget Update)
- Parking space – could be needed
- Elevator should start first, would help parish concerns
- Focus on Permitting (MEP on board, Olsson Civic, Structural not set)
- Elevator will have to go through Historic

Schedule is a placeholder – will be updated



Updates:

Pairing the projects up with the schedule of the other projects could save General Conditions \$.

Next Steps:

Elevators Project Contract

Design Milestones / Overall Schedule Refinement

Precon Budget Updates

- Possible reconfigure of HVAC units to avoid moving units to the roof
 - o Depends on the most economical option
- Break ground before Parish

Next meeting – 3/27/26 @ 2pm



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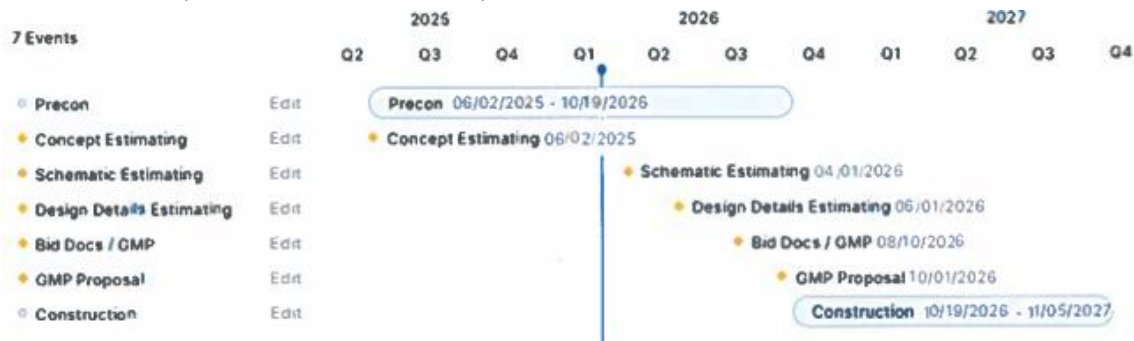
Parish Center:

July 2025 Concept Drawings +/- 20,224 SF

Budget: \$8,500,000 - \$418.75/SF

- White House – Bsmt Move
- Who's design – offer to AKA first
- Historic Review Board

Schedule is a placeholder – will be updated



Updates:

Need to cut - \$2 Million out of budget with design revisions per last meeting

Cutting 2 million not as much as a concern, saving should still be a priority

Rush to break ground isn't as urgent

Next Steps:

Design Milestones / Overall Schedule Refinement

Precon Budget Updates

- Parish and Elevator approved & White House move approved
- Adding shared window wells to basement
- Operable wall in basement
- Move Kitchen on 2nd floor
- Remove 2nd floor deck for additional building space – possible office/meeting areas
- Space in basement for youth ministry
- Basement plumbing – needing to discuss
- Chapel location in question
- Sound is concern for Chapel – might include library area as a vestibule to help with sound
- Chapel windows could be changing layout

Next meeting – 3/27/26 @ 2pm