

Seven Dolors Parish Building and Grounds Committee Agenda

Date: 03/31/2026 **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**
- ❖ Dale Anderson (Historian) **Absent**
- ❖ Oscar Bonilla (Hispanic Community Liaison) **Absent**
- ❖ Diane Noll (Finance Council Liaison) **Present**
- ❖ Maria McAnerney (Parish Staff Liaison) **Present**
- ❖ Ray Buyle (At-large, Construction Science) **Absent**
- ❖ Lisa Johnson (At-large, Architect) **Present via Teams**
- ❖ John Strawbrich (Young Families/New Parishioners Liaison) **Present**
- ❖ Ulises Martinez (Ex Officio, Maintenance) **Present**
- ❖ Jeremy McGuire (Strategic Planning) **Present**

II. Review and Approval of March 10th Minutes

Previous meeting minutes were approved.

III. Additions to Agenda?

None

IV. Progress to Date

- ❖ Listening Session Held March 26th
 - Positive Feedback and questions
 - **Good feedback on the elevator, lots of interest in it.**
 - **Was good to have a couple of members from the finance council present.**
- ❖ Financial FAQs provided
 - To be sent to all parishioners within next week or two
- ❖ Summary of Meeting with Food Pantry
 - **Generally, food pantry staff does not think the new parish center is where the food pantry should be due to the challenges it presents with a multi-functional building.**

- They proposed adding onto the budget shop building to have both in same location as they both share volunteers.
- See Meeting Minutes from Thursday March 19th for more details.
- Discussions will continue to take place with food pantry staff.
- ❖ Fr. Leo mentioned that there is an empty warehouse building for sale on NW corner of Yuma and 5th Street. Fr. has contacted the real estate agent and toured the building. He thinks the building has lots of positives including proximity to Seven Dolors campus, plenty of space and storage. Would be large enough to accommodate Budget Shop and Food Pantry with room for expansion. Could rent extra space to bring in some income. Good location for Budget Shop and Food Pantry. Would eliminate some traffic with school students being dropped off and picked up. Allows for more space on Seven Dolors campus for parking and future buildings. Cost of warehouse is currently \$500,000.
- ❖ Lisa Johnson mentioned having architect review building layout if we intend to use it for different needs.

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.
- ❖ Kevin's team looking at one more option to rotate the elevator to avoid unnecessary turns to get into sanctuary.
- ❖ **Clark Architects to provide updated options for the elevator in the next few weeks.**
 - **Mechanical Equipment on roof of new elevator**
 - **Mechanical Equipment on ground north of new elevator**
 - **Evaluate if it's possible to rotate elevator 90 degrees for easier access into church.**

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 location of receptionist desk and size of reception area, and office spaces/meeting rooms upstairs.
- ❖ Kevin's team looking at the roof design.
- ❖ The schedule is still a placeholder; design milestones and budgets continue to be refined.
- ❖ **Discussed updated layout from Clark Architects on Parish Center**
 - **Liked new location of reception desk on first floor and the additional space on second floor for offices and conference rooms.**
 - **Discussed moving custodial room underneath chapel to allow for large youth room and to include a small kitchenette. Large window wells to allow natural light into basement. Still have two large storage rooms in basement that could be used for future expansion.**
- ❖ **Clark Architects to keep updating floor plans and working on roof design.**

VII. 721 Pierre House Move

- ❖ Anderson Knight suggestions to gut house to make it renovation ready
- ❖ BHS progressing to move house

- ❖ Will free up space for future plans as they become defined
- ❖ Need to follow up with Anderson Knight on progress of moving house.
- ❖ Will need plans and drawings for new basement foundation before moving the house.

VIII. Early Learning Center

- ❖ Report from ELC Sub-committee
 - Tour of Salina's ELC
 - Maria and Rhianna met with St. Mary's ELC director last Wednesday afternoon. They just recently did renovations to a former convent for the ELC.
 - ELC has 12 classrooms, almost full capacity after one year.
 - Infant care to pre-k care, part time and full time.
 - Looking to move more to full time care as there is a waitlist for full time care.
 - Have similar setup and structure as Seven Dolors but a much larger campus with Catholic high school.
 - Director has used principal of school for guidance and assistance on hiring.
 - License is under St. Mary's School and building belongs to St. Mary's Parish.
 - ELC is now self-sustaining, they were in red as the opening was delayed and they already had staff hired and needed to keep them on.
 - St. Mary's Parish responsible for maintenance and upkeep of building.
 - ELC is responsible for all supplies including snacks. Meals are contracted through school cafeteria.
 - Any liability at ELC would fall on St. Mary's Parish.
 - Great need and demand in the community for ELC.
- ❖ Pre-Enrollment for MCS has increased for the next school year and they are considering hiring another teacher to help keep teacher to student ratio low. MCS will need more classroom space in the near future. Enrollment has decreased in previous years for pre-school but some of that could be contributed to current management and structure of current classrooms. Pre-school was near full capacity when it first started.
- ❖ Subcommittee next steps are to go through and answer FAQ/questions from the survey and plan to have listening session in near future on the ELC.

IX. Communication

- ❖ Table/Booth Sign up
 - Working on materials for table
- ❖ Listening Session #4
 - 4/30/2026 @ 7pm in Parish Basement
 - Update on Strategic Planning from Jeremy McGuire
 - Update on Elevator and Parish Center from Brayson Bennie
 - Parish Center Council President will be present.

Father Leo closed the meeting with prayer.



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Seven Dolors Projects – Precon Meeting Agenda

Parish Center:

July 2025 Concept Drawings - +/- 20,224 SF

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

Schedule is a placeholder. Will be updated.

7 Events		2025			2026				2027			
		Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
○ Precon	Edit	Precon 06/02/2025 - 10/19/2026										
◆ Concept Estimating	Edit	◆ Concept Estimating 06/02/2025										
◆ Schematic Estimating	Edit					◆ Schematic Estimating 04/01/2026						
◆ Design Details Estimating	Edit					◆ Design Details Estimating 06/01/2026						
◆ Bid Docs / GMP	Edit					◆ Bid Docs / GMP 08/10/2026						
◆ GMP Proposal	Edit					◆ GMP Proposal 10/01/2026						
○ Construction	Edit					Construction 10/19/2026 - 11/05/2027						

Summary of Last Meeting:

Add shared window wells to basement + operable wall for youth ministry

Kitchen moved out of conference room

Remove 2nd floor deck for additional office/meeting areas

Basement plumbing

Chapel location – might include library area as vestibule to combat sound

Chapel window layout

Next Steps:

Design Milestones / Overall Schedule Refinement

Precon Budgeting Updates

Build Together.



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Seven Dolors Projects – Precon Meeting Agenda

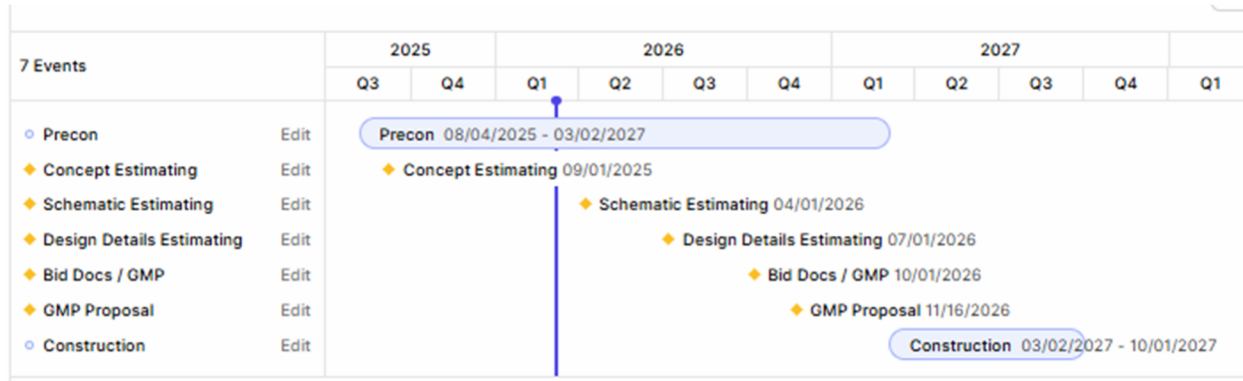
Elevator:

July 2025 Concept Drawings

Budget: \$1,081,286

Excludes: Design Fees

Schedule is a placeholder. Will be updated.



Summary of Last Meeting:

Possibly reconfigure HVAC units.

Parking needed – where could that be?

Elevator starts before Parish

MEP is on board, Civil – Olsson, Structural – Unknown

Historic will have to be considered

Next Steps:

Elevator Project Contract

Design Milestones / Overall Schedule Refinement

Precon Budget Updates

Build Together.

Minutes of the Seven Dolors Food Pantry Meeting- Thursday, March 19, 2026- SD Parish Center

Building committee Chairperson, Brayson Benne and the SD Food Pantry met for an update on the building plans as well as the future goals of the SD Food Pantry. The meeting was held following the weekly food pantry and lunch was provided by Brayson and Sharon Davis.

Participants included: Brayson Benne, Joleen Graham, Harlan, Graham, Sue Carroll, Diane Deaver, Sandy Nilges, Joe Nilges, Rosie Rundell, Patty Reinert, Sharon Davis.

Unable to attend but included in the support for the future of the Food Pantry are Cathie Lavis, Tress Phillips, Bettina Boller, Patty Pearson, Penny Sturr, Patty Garibay, Judy Parks, PJ Sampleton and SD staff Gloria Green.

Key Updates Shared

- Design is underway for the Elevator.
- The Parish Center project is approved and moving forward, design revisions are expected as planning continues.
- Early Learning Center: a subcommittee is being formed to address questions/concerns and revisit the concept.
- The "White House" structure on site cannot be demolished due to historic constraints. Renovation (down to studs) and moving of the house was discussed as a potential path for future use.
- Catholic Charities was contacted about combining efforts/space; maintaining the current model together was described as not an option at this time.

Discussion Highlights

- Operational pain points and space needs: The current workflow requires items to be moved and handled multiple times. Key needs include larger receiving and staging areas, easier access to storage, and potentially larger doors to allow pallets inside with a pallet jack. Tree limbs and limited truck maneuvering space were also noted as practical delivery obstacles currently.
- Accessibility and client experience: A ground-floor entry and a welcoming environment were emphasized to better serve diverse clients, including those facing language barriers and those using mobility devices.
- Parish Center layout and flexibility: Conceptual plans were reviewed (multi-use rooms, office/reception, courtyard). However, most of the usable pantry space for a once- to twice-weekly operation would be in the basement, while the main-level flexible spaces are expected to be in regular use for parish events. The basement was viewed as difficult for clients (mobility devices, strollers) even with an elevator. As a result, the general consensus was not to pursue pantry space in the new Parish Center.
- Alternative locations were also discussed including off-site or combining with other pantries in the area. The group felt it was important to retain the Catholic identity of the food pantry.
- It was discussed if it could operate within the existing Parish Center with targeted expansion into adjacent areas, especially after parish staff are moved into new parish center.
- Co-location with the Budget Shop: An addition to the Budget Shop was explored as a potential option. Proximity to the Budget Shop was noted as beneficial for operations and mission alignment (vouchers/foot traffic), along with adequate parking and improved receiving/delivery access.
- School safety perceptions: A school board concern was raised about student safety related to pantry traffic on certain days. Long-time pantry volunteers cited a strong safety record and noted that incidents have been fewer in recent years. This will be brought to the school board's attention if the discussion comes back up.

Decisions / Agreements

- No final decision was made on the food pantry's long-term location. **Generally, the group does not think that the new parish center is where the food pantry should be due to the challenges it presents.**

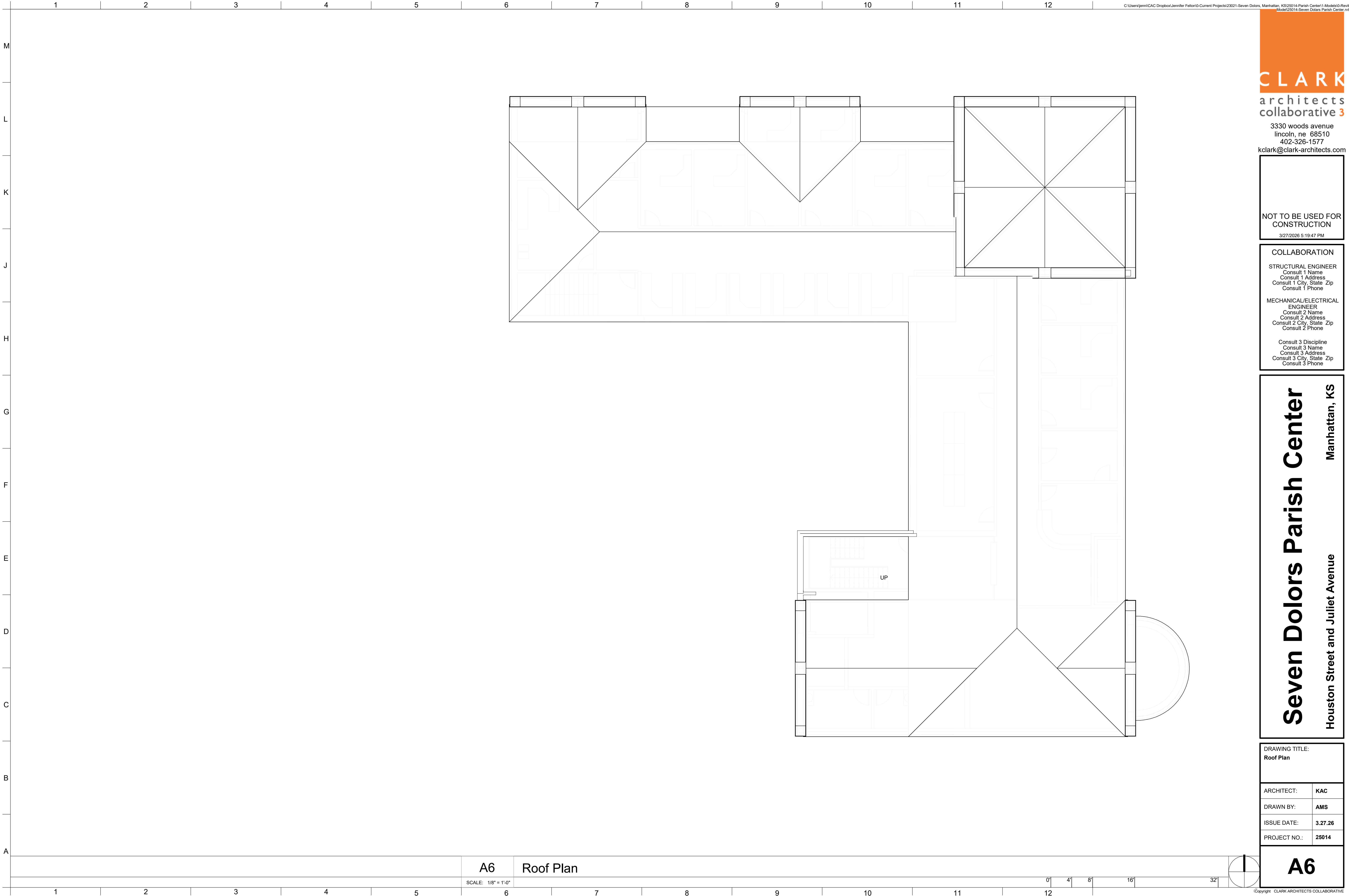
- The Building Committee will continue to work with the Food Pantry and engage the Budget Shop on exploring the possibilities of renovating the existing parish center (if master planning efforts allow for this) or adding on the Budget Shop so that the Food Pantry can better serve those in need in the future.
- SD Pantry and Budget Shop serve a critical downtown need in our parish's neighborhood. Located side-by-side is an ideal model based on many other such services in other communities. The Food Pantry committee will meet with other downtown food pantries re: their future goals, as well as with the Flint Hills Breadbasket to best coordinate all efforts. Seeing other related efforts will give great input for ours.

Follow-up meetings will be planned with minutes submitted to the Fr. Leo, Parish Council and the Building Committee. We welcome others who's stewardship of time, money and talent include the Seven Dolors Food Pantry.









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Seven Dolors Parish Center

Manhattan, KS

Houston Street and Juliet Avenue

DRAWING TITLE:
Roof Plan

ARCHITECT:	KAC
DRAWN BY:	AMS
ISSUE DATE:	3.27.26
PROJECT NO.:	25014

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Seven Dolors Parish Center
Houston Street and Juliet Avenue
Manhattan, KS

DRAWING TITLE:
Elevations

ARCHITECT:	KAC
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Seven Dolores Parish Center

Manhattan, KS

Houston Street and Juliet Avenue

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Seven Dolors Parish Center

Manhattan, KS

Houston Street and Juliet Avenue

DRAWING TITLE:
Perspective Views

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