

Seven Dolors Parish Building and Grounds Committee Agenda

Date: 05/26/2026 **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) **Absent**
- ❖ John Strawbrich (Young Families/New Parishioners Liaison) **Present via Teams**
- ❖ 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. Project Budget Update

- ❖ Seven Dolors Finance Director reviewed budget w/ Fr. Leo
 - \$2-\$3 million is already set aside for endowment/expenses/maintenance/operations/etc.
 - \$2 million set aside for future ELC
 - \$9.5 million is overall project budget for Elevator and Parish Center (inclusive of design costs and furnishings)

V. Elevator Addition (From OAC Mtg)

- ❖ BHS pricing Elevator
 - Reviewed most current drawings of elevator design
 - Current design has elevator shaft rotated to provide better maneuverability and access to mechanical equipment.
 - Current design has DOAS unit of top of the elevator and VRF units left on the ground
 - Mechanical engineer stated this made the most sense with duct work and piping and that VRF units functioning really well where there at and didn't want to relocate them
 - Mechanical drawings for elevator are currently being worked on followed by structural drawings
- ❖ Will be submitted for June 22nd HRB Meeting
 - This will be a work session to explain the proposed elevator drawing and design
 - Would be voted on the following meeting

VI. Parish Center (From OAC Mtg)

- ❖ Project is over budget by \$2 million
- ❖ Architect/Contractor worked on potential reductions in scope of project
 - Review potential VE (Value Engineering) items
 - Reduce physical square footage by removing northwest corner of building
 - Eliminate all or part of the basement or don't finish the basement
 - Reduce or eliminate courtyard
 - Adjusting roof design
 - Consider simpler design as a square or rectangular building, this will reduce natural light and overall design quality
 - Clark Architects felt they had a good meeting with contractor BHS in ways to reduce the budget and would have a list for committee to review
- ❖ There was discussion and concern to emphasize that the parish center needs to meet the long-identified needs of the growing parish which include meeting rooms, CYO, fellowship, and growth for the future.
 - Need to balance budget, parish needs, and communication with parishioners. Any decisions made on cost reductions and priorities should be clearly explained with justifications.
 - Possible funding questions were also discussed including capital campaign or using the 2 million set aside for the Early Learning Center to make up the 2 million shortfall.
 - No decisions were made and will wait to hear back Architects and Contractor on options for value engineering or to see other funding options are viable.
- ❖ Will be submitted for June 22nd HRB Meeting
 - This will be a work session to explain the current design and concept.

VII. 721 Pierre House Move

- ❖ Will be submitted for June 22nd HRB Meeting
- ❖ Need to get contract in place with Anderson Knight Architects so they can finish drawings for relocation.

VIII. Early Learning Center

- ❖ Discuss next steps for ELC effort
 - Fr. Leo is asking MCS COE Board for master plan for the next 5-10 years for the school
 - Also discussed the need to review the current pre-school and summer programs including long term plans and operational readiness.
 - If take part or all of 2 million set aside for ELC for parish center, this would significantly delay the timeline for the ELC.
 - More discussion and input needed from MCS, parish finance council, and parish council.

IX. Owner's Rep Discussion

- ❖ Consider the hiring of an Owner's Rep for the projects
 - Purpose for an owners representative is to review pay applications from architect and contractor, make sure construction meets specifications, standards, and timeline and look for ways to reduce cost.
 - Diocese recommended looking into hiring an owner representative
 - Fr. Leo met with an owner's representative two weeks ago
 - Clark Architects has never used on owner's representative in his career on any of their projects
 - Thought it was redundant and not needed and not worth 2-3% of construction cost
 - Didn't think they would save the project that much money
 - Consensus of the group was not to hire an owner representative at this stage unless additional value could be clearly shown
 - Look into using parishioners with construction management as an option for owner representative or assist with reviewing pay applications and progression of construction.

X. 414 S 5th Street Warehouse

- ❖ Due-Diligence/feasibility analysis is ongoing
- ❖ Parish is not currently moving forward with an immediate purchase and is also reviewing other possible locations and evaluating square footage and long-term needs.
- ❖ Discussion also included addressing concerns and rumors around the warehouse from parishioners.

XI. Communication

- ❖ Listening Session #
 - 5/28/2026 @ 7pm in Parish Basement

XII. Upcoming Dates

Next Building Committee Meeting: June 23, 2026 @ 4 pm

XIII. Closing Prayer and Adjournment

Father Leo closed the meeting with prayer.