

Listening Session #6

July 30, 2026
7pm
Parish Basement





Agenda

- Opening Prayer
- Recap of Previous Listening Sessions
- 414 S 5th Street Warehouse Update
- Review of Diocesan Building Policy
- Update of Parish Center and Elevator projects
- Questions
- Closing Prayer



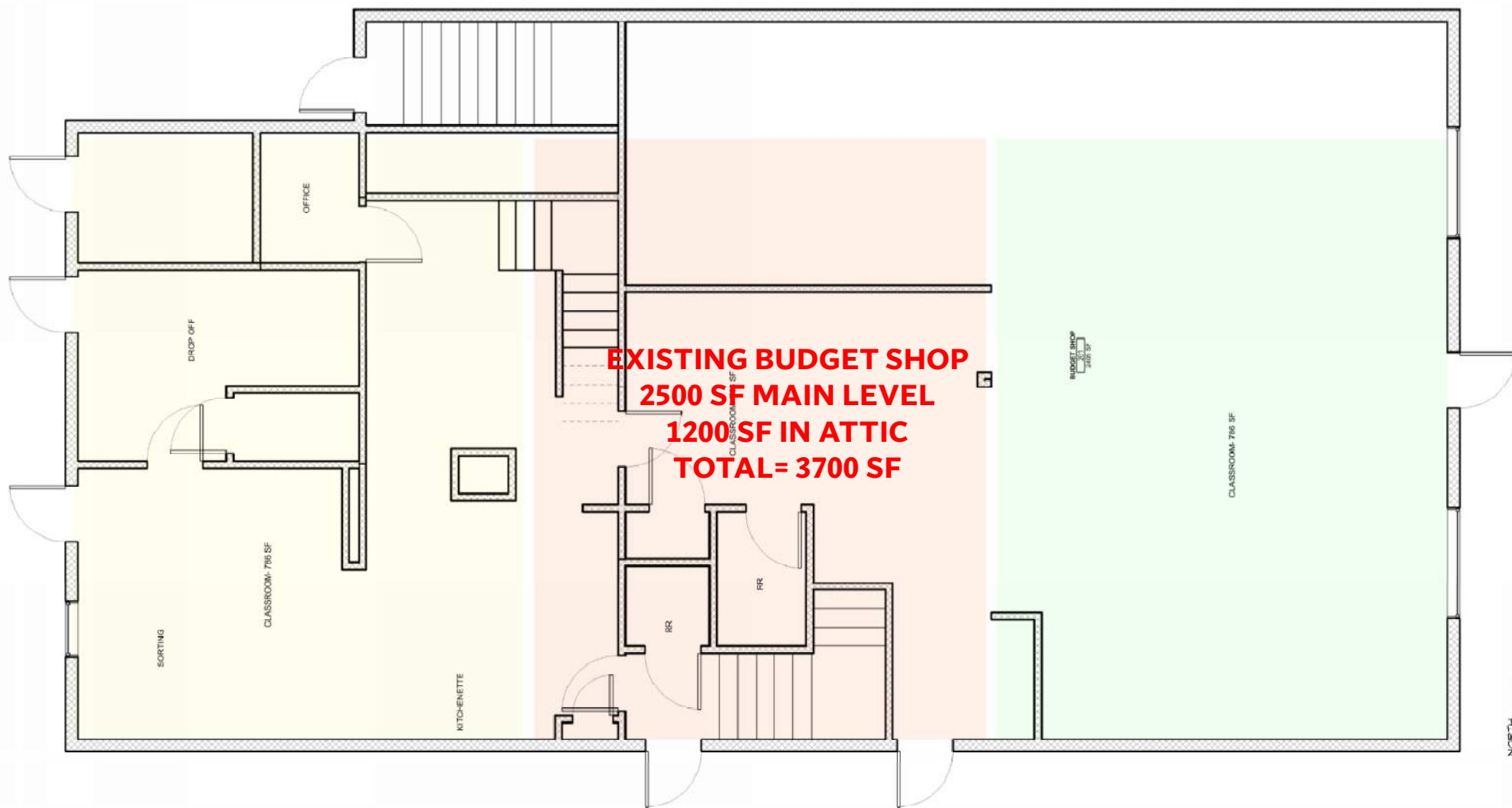
Recap of Previous Listening Sessions

- **Listening Session #1 – Parish Strategy Discussion**
- **Listening Session #2 – Steier Group Parish Wide Survey Results**
 - ~90% Elevator, ~75% Parish Center, >40% ELC
- **Listening Session #3 – Updates on Elevator/Parish Center, Finance Discussion**
- **Listening Session #4 – Elevator Addition Updated**
- **Listening Session #5 – Warehouse discussion, Review of Diocesan Building Policy, Parish Center to Rectangular Layout instead of L-Shaped**

Warehouse Update







FLOOR PLAN- BUDGET SHOP- EXISTING
1/4" = 1'-0"

NORTH



**EXISTING
BUDGET SHOP**

SEVEN DOLORS

**VACANT LOT LISTED
FOR SALE**

WAREHOUSE

BE ABLE

Initial Vision/Opportunity

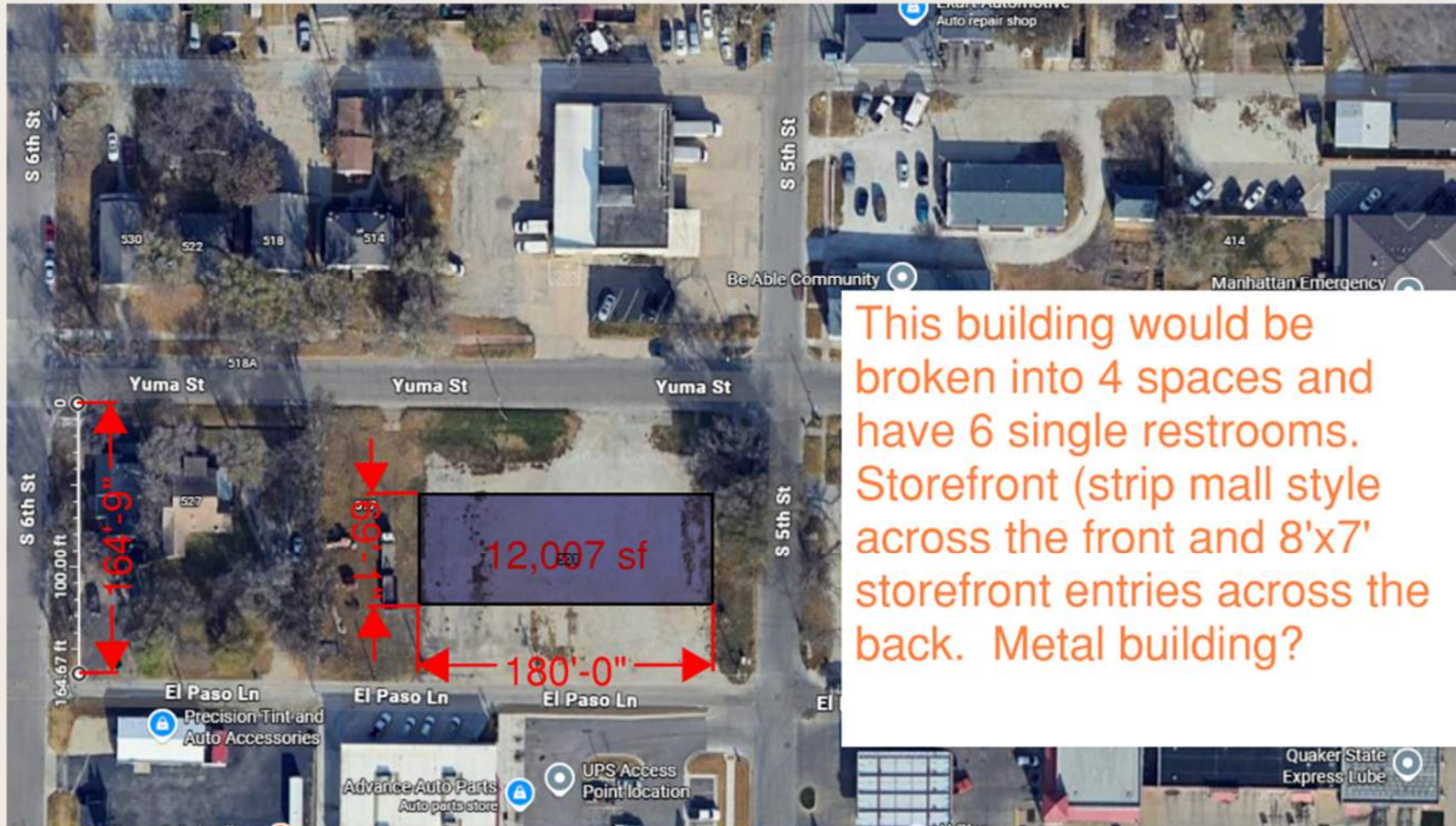
- Combine the Budget Shop, Food Pantry
- Collaborate with Catholic Charities/Be Able
- Better serve those in need
- Safer school space with room to grow into

Initial Concepts

- New Build on Nearby Vacant Lot
 - \$3.5million
- Reno of Warehouse
 - \$4million (Full Reno)
 - \$1million (Minimal Reno, ADA compliant)



New Build on Vacant Lot



This building would be broken into 4 spaces and have 6 single restrooms. Storefront (strip mall style) across the front and 8'x7' storefront entries across the back. Metal building?

Letter from Arts and Architecture Commission

- Acknowledged need and opportunity
- Concerns about Warehouse Renovation
 - Asbestos/lead
 - Settling
 - Condition of Roof
- More consideration to vacant lot
- Findings to be reported back to Commission
- Looking for help!
 - Let Fr. Leo know if interested



IV. PURCHASE, SALE AND LEASE OF PROPERTY

A. Permission

No real property may be sold, purchased, encumbered or received as a gift without the written permission of the Bishop. In all property acquisitions, however acquired, the Diocesan Legal Counsel will be consulted and a decision will be made whether a Phase I environmental study is required before acceptance or acquisition.

B. Purchase of Property

When any real property is purchased, the following procedure shall be followed after the written approval of the Bishop is obtained.

(1) Normally, two (2) written independent appraisals must be obtained to determine the purchase price for the property. This requirement may be waived with the written permission of the Bishop or his designed representative under certain circumstances.

(2) All purchase of real property must be evidenced by a formal written contract signed by all parties to the transaction. Only the Bishop or Vicar General and DFO may execute contracts on behalf of the Catholic Diocese of Salina.

(3) All contracts for the purchase of real property must be prepared by or reviewed by the Diocesan legal counsel prior to signing. The Diocesan legal counsel must approve title to the transaction prior to closing and approve the deed of conveyance.

- If the contract is for the purchase of a structure, the contract must be contingent on an inspection to identify the asbestos and or lead if present. The inspection report is to review the heating, air-conditioning and plumbing systems, and the condition of the roof. In addition, a termite report should be obtained and treatment made by the Seller prior to closing, if infestation is present.

The Process for Major Improvements, Renovations, New Structures and Additions

(Salina Diocese Contract Review Policy)

A.

Establish
Building and
Grounds
Committee

Works in Advisory Role to
Pastor and Parish Pastoral
Council

B.

Identifying
Needs and
Planning for
the Future

Preliminary Stage involving
internal discussion with
parish community

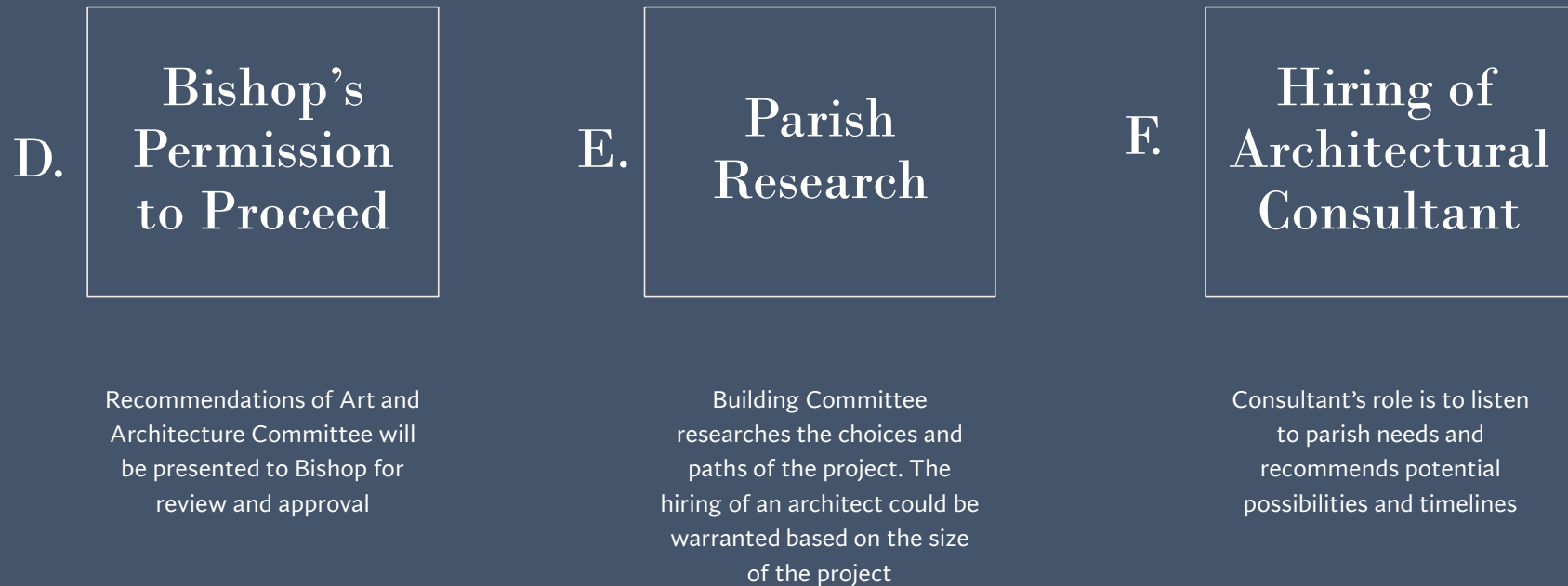
C.

Meeting with
Diocesan Arts
and
Architecture
Committee

Initial meeting presenting
idea. Committee provides
suggestions

The Process for Major Improvements, Renovations, New Structures and Additions

(Salina Diocese Contract Review Policy)



The Process for Major Improvements, Renovations, New Structures and Additions

(Salina Diocese Contract Review Policy)

G.

Parish Education

Goal is to be transparent.
Involve other parish groups
(ie School Board, Liturgy
Committee, Finance
Committee, etc)

H.

Financial Planning

The parish should plan to
have half (50%) of the funds
in hand before construction
begins.

I.

Bishop's Permission to Proceed

After reviewing financial
planning documents, the
Bishop reviews and gives
written permission

The Process for Major Improvements, Renovations, New Structures and Additions

(Salina Diocese Contract Review Policy)

J.

Selection of
Architect

Parish Leadership and Pastor
will select an architect

K.

Architect's
Contract

Contract for work is reviewed
and signed by the Bishop

L.

Schematic
Design
Phase

Architect begins preparing
drawings and conceptual
designs

The Process for Major Improvements, Renovations, New Structures and Additions

(Salina Diocese Contract Review Policy)

M.

Meeting with
Diocesan Art
and
Architecture

The committee will make a recommendation to the Bishop for approval of the basic design

N.

Design
Development

Detailed design drawings. No major changes may be made from the Schematic Design Phase

O.

Parish and
Diocesan
Review

Final Plans will be sent for approval to Parish Council and Diocese. Bishop will give approval to move forward.

The Process for Major Improvements, Renovations, New Structures and Additions

(Salina Diocese Contract Review Policy)

P.

Bidding and Negotiation

The plans will be submitted for bidding. After review, construction contracts will be signed by Bishop or his delegate

Q.

Construction

A skilled representative of the parish project team should regularly observe construction

R.

Occupancy of Building or Addition

Bishop presides at a blessing of the new structure and the parish and all who worked on the project celebrate

Seven Dolors Catholic Church

ELEVATOR ADDITION

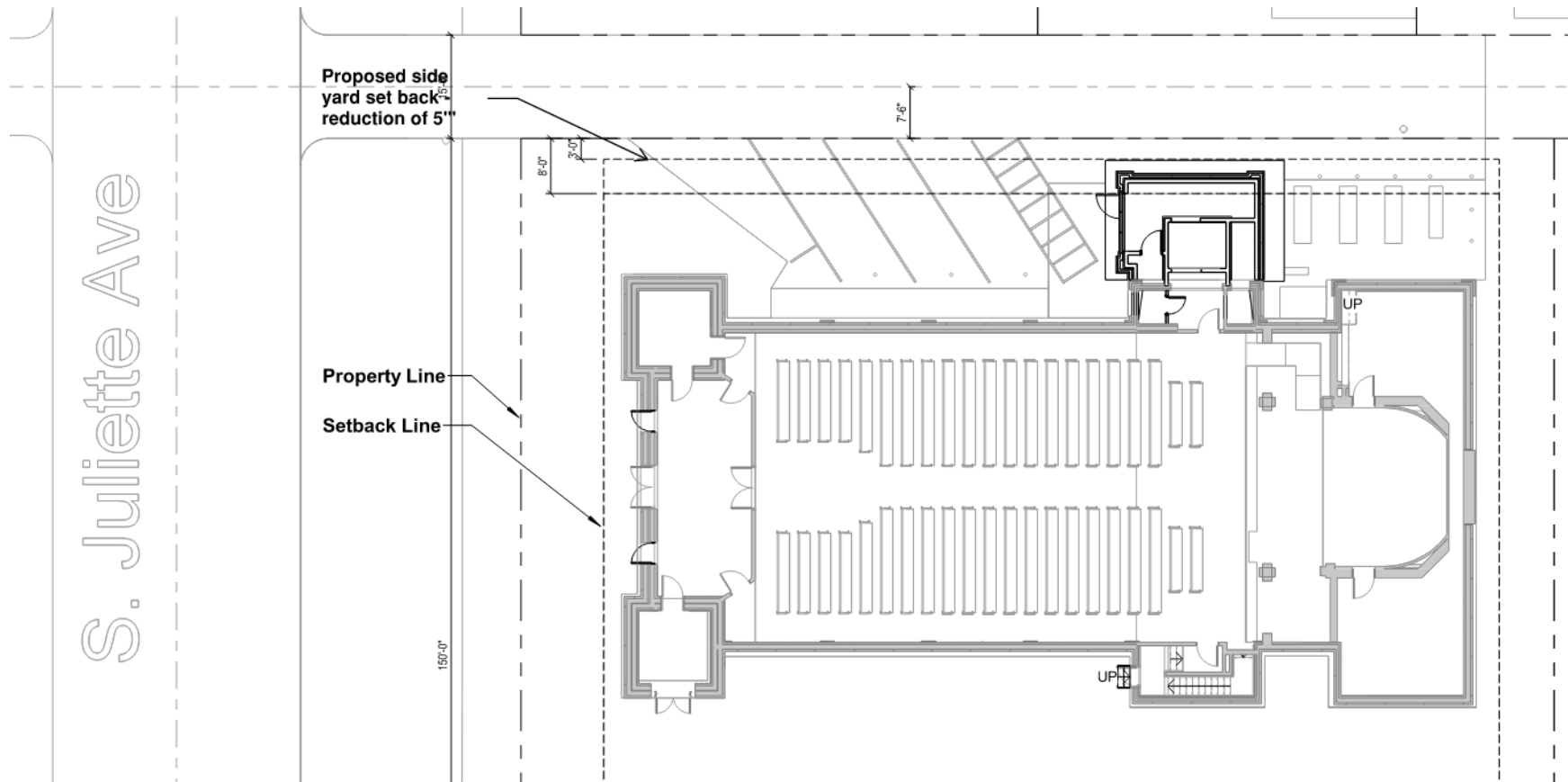


6/22/2017



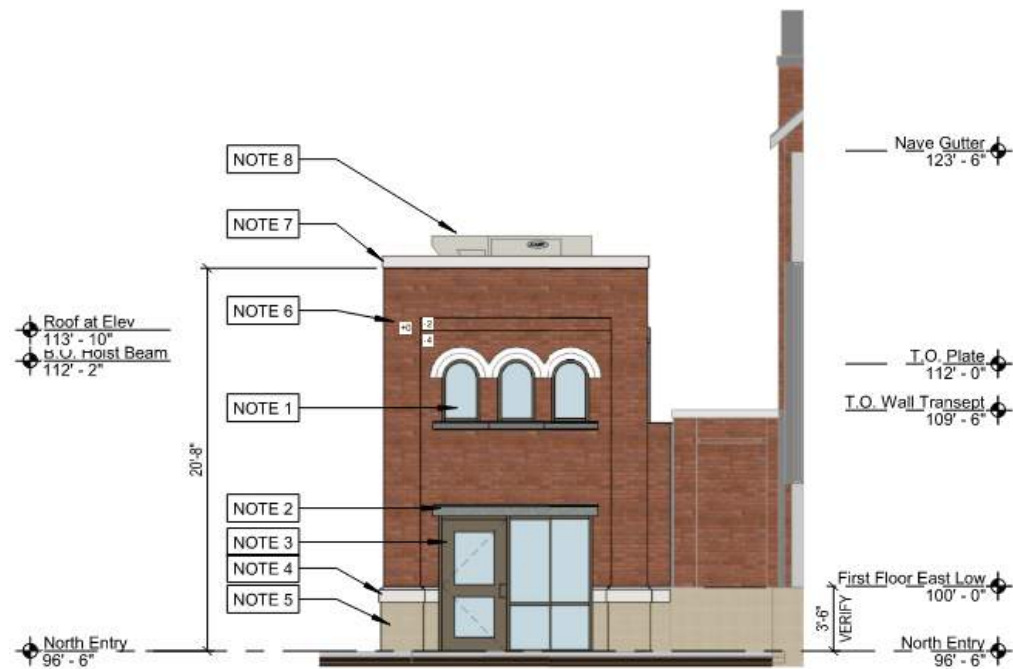
Seven Dolors Catholic Church

ELEVATOR ADDITION



Seven Dolors Catholic Church

ELEVATOR ADDITION

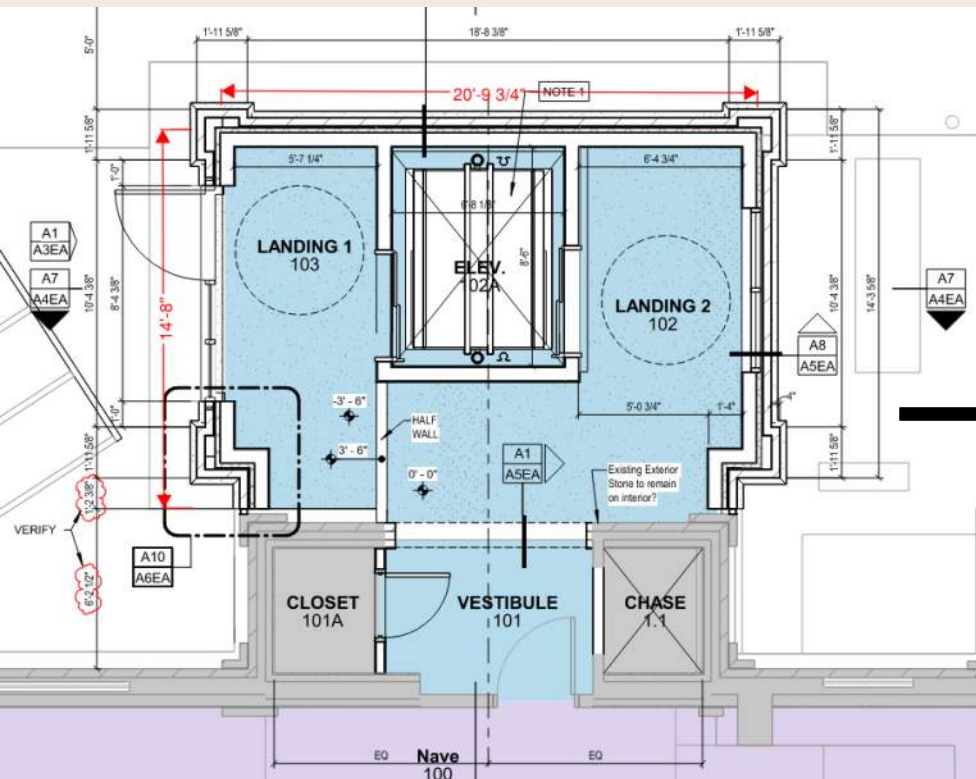


A1

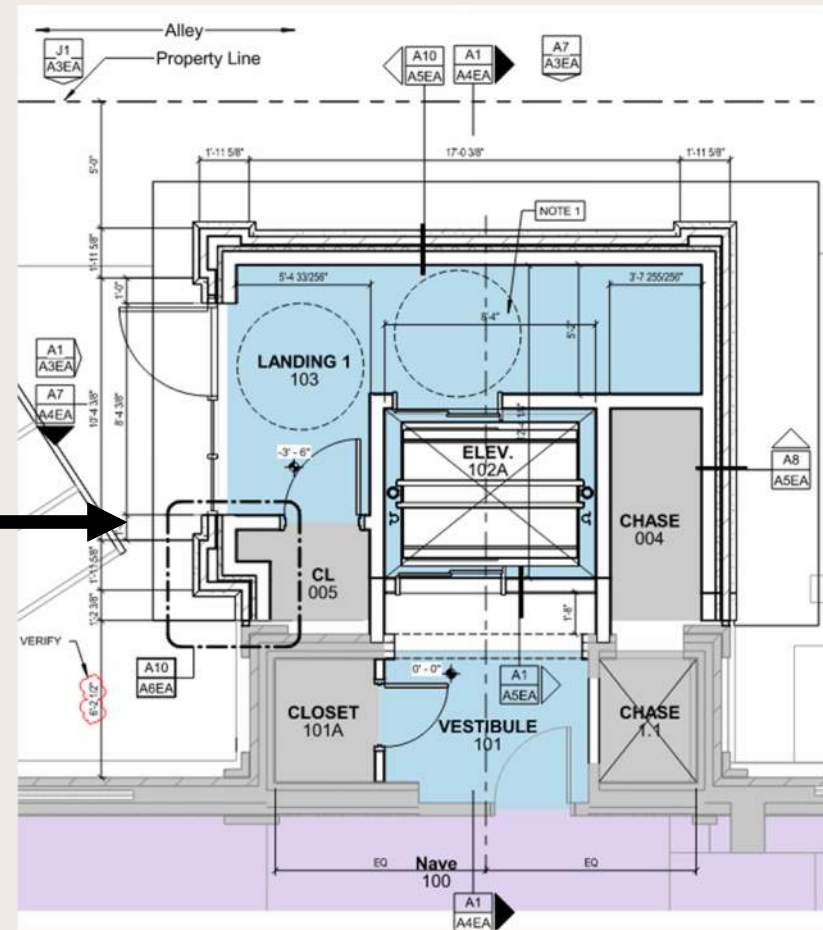
WEST ELEVATION

6/22/20XX

21



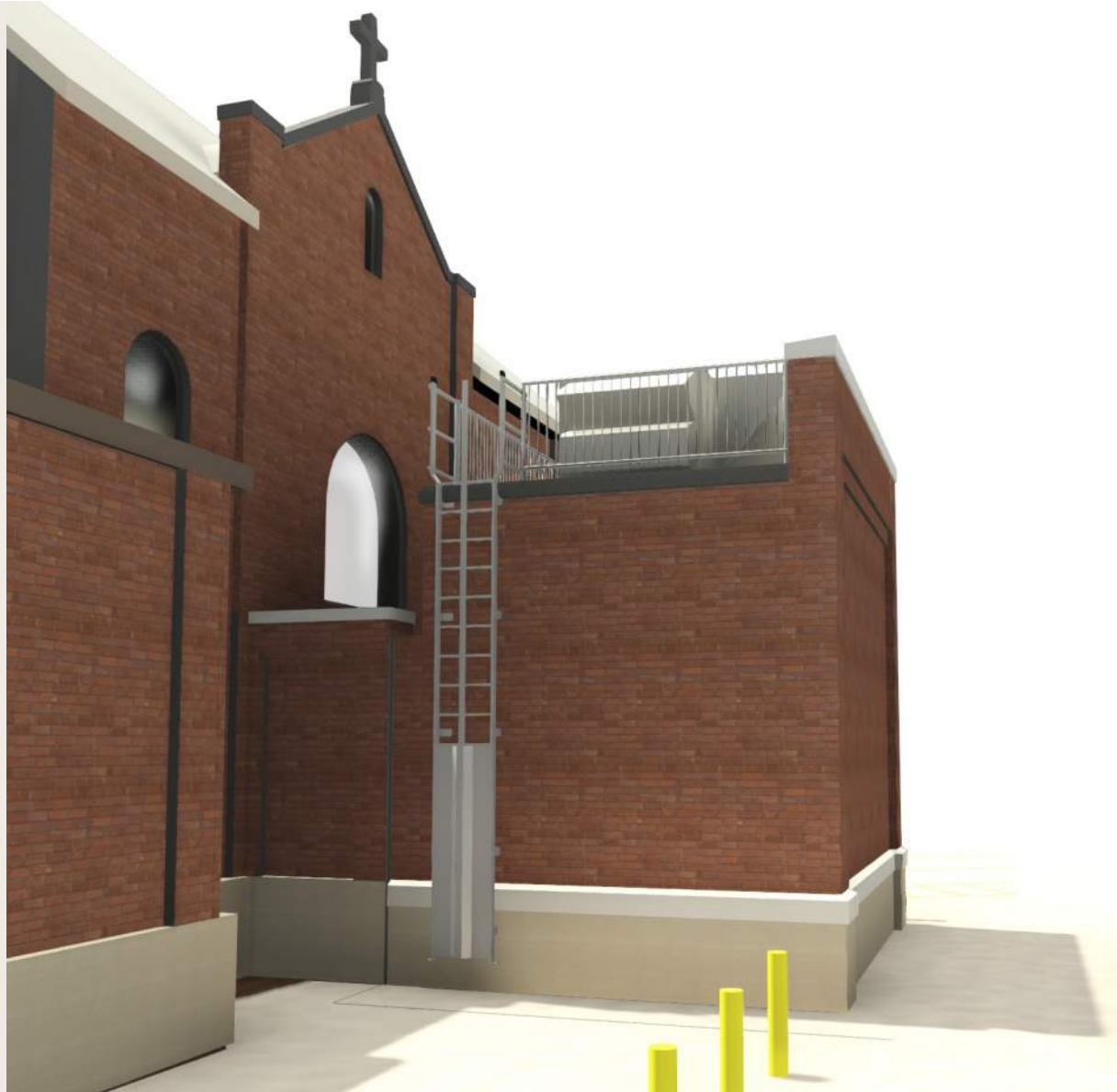
Original Design



Revised/Current Design









Letter from Arts and Architecture Commission

- Impressed with work
- Approved by Commission and Bishop
- Recommend project to commence

Elevator Addition

- Construction Cost
 - \$1.2 million

Historic Resources Board
Approved 7-0

BHS could start late fall
Pending City Bldg Permit
Review Time



Seven Dolors Parish Center

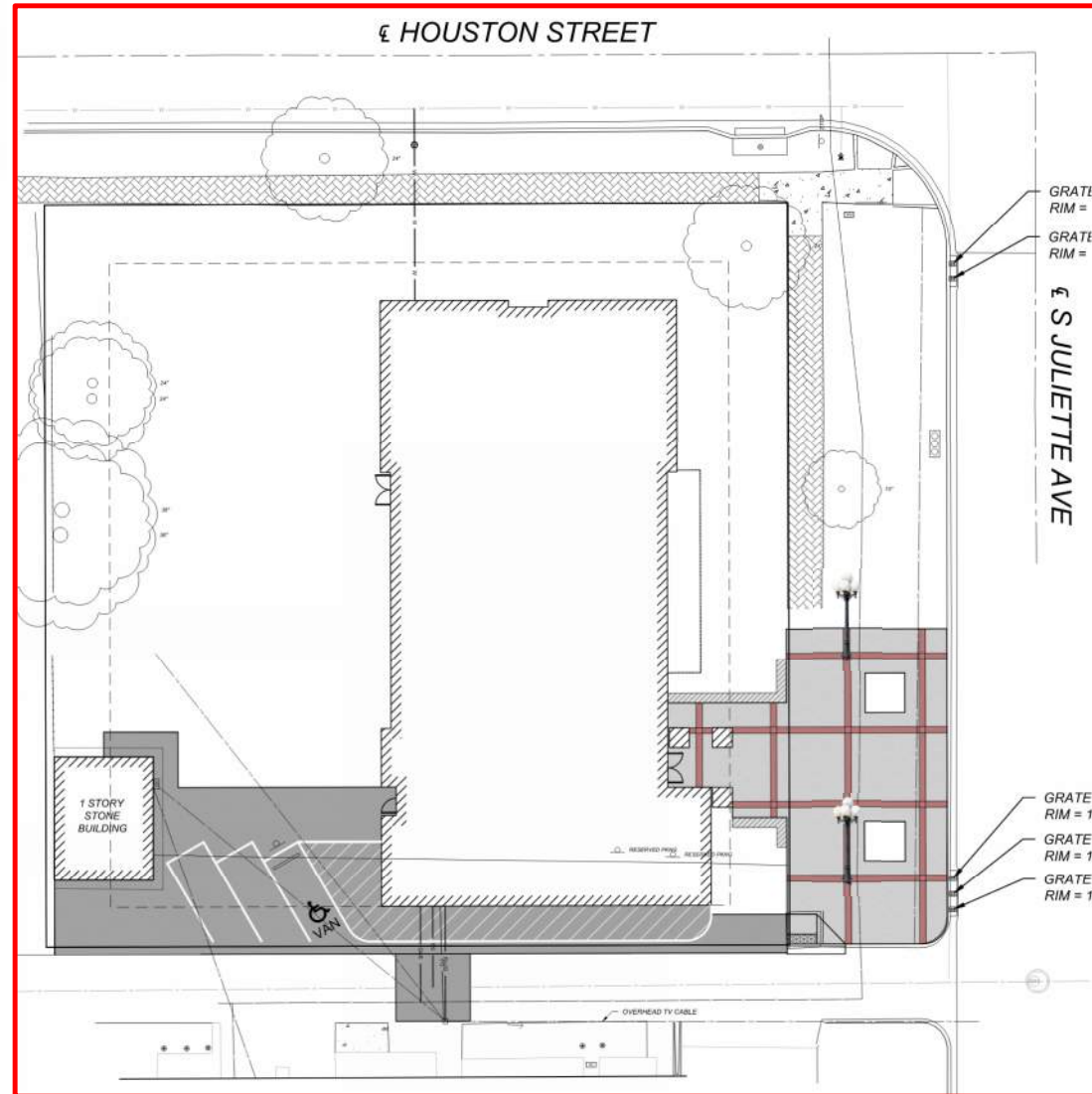
Letter from Arts and Architecture Commission

- Excellent decision moving from “L” shape to Rectangular Shape
- Believes design compliments the key architectural features of Seven Dolors
- Approved by Commission and Bishop to move forward with more detailed plans
- Will be presented with final design in coming months

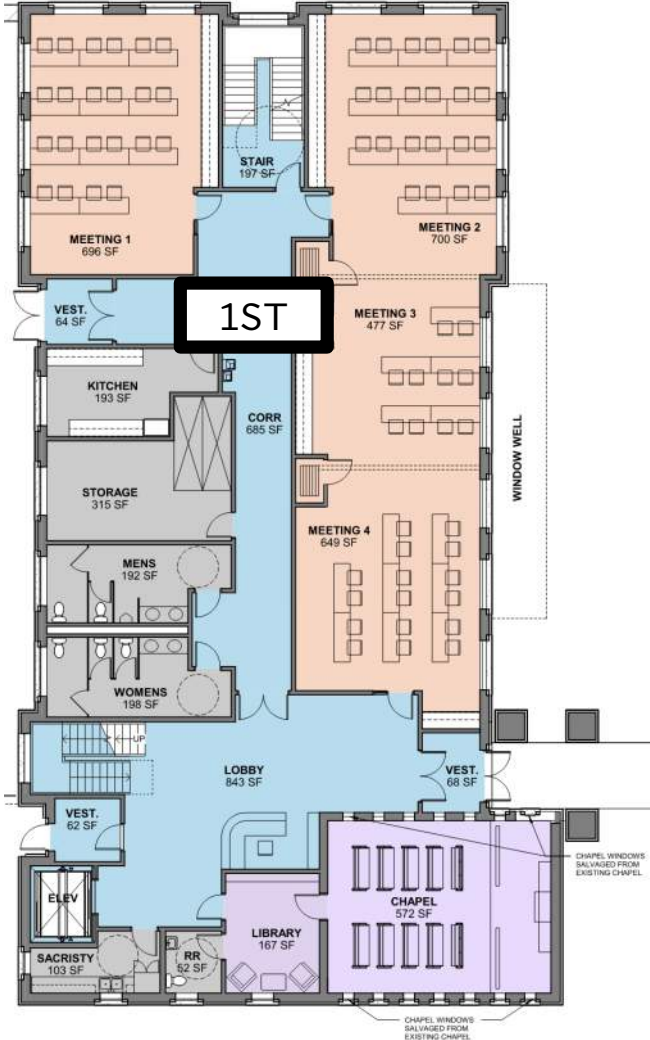
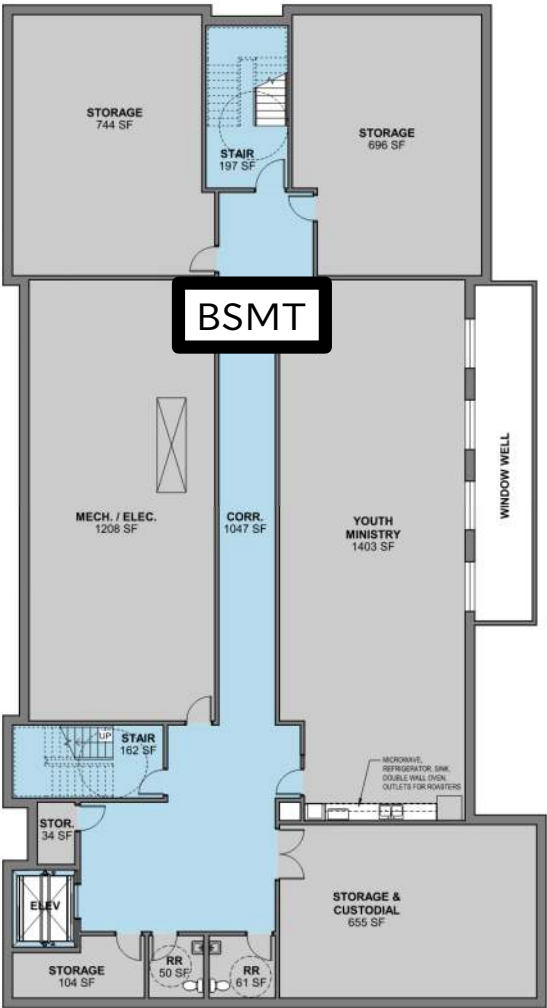
Seven Dolores Parish Center

Houston Street and Juliette Avenue

Manhattan, KS



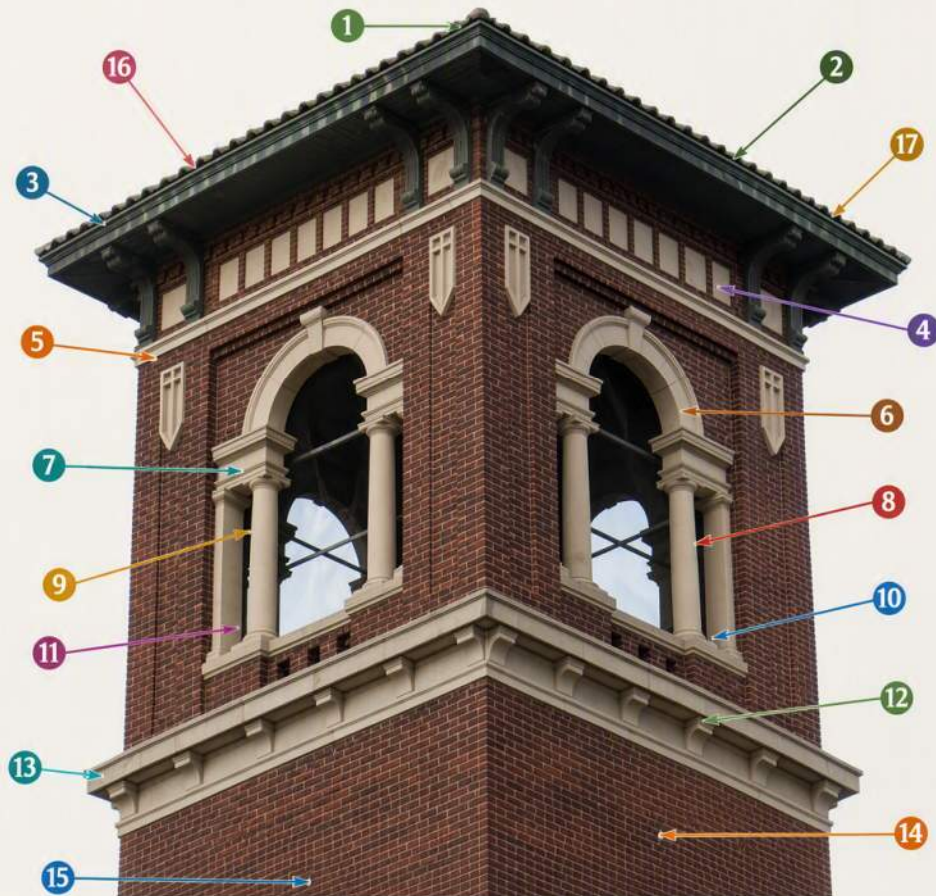
Seven Dolors Parish Center



Seven Dolors Parish Center

ARCHITECTURAL ELEMENTS

ROMANESQUE REVIVAL with ITALIANATE INFLUENCE



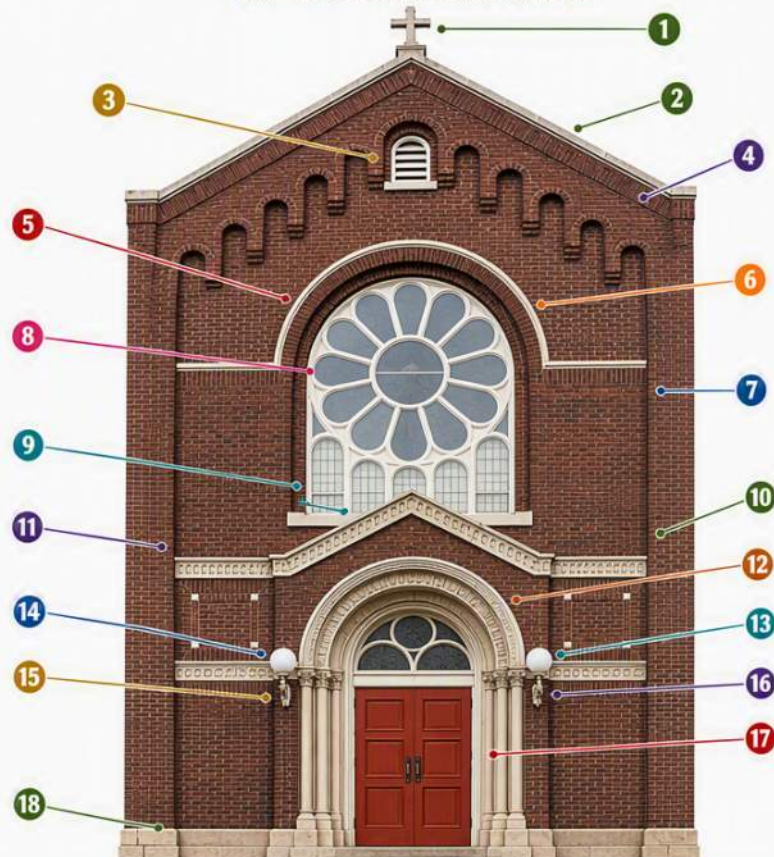
- | | | |
|-----------------------------|--------------------------------|--------------------------|
| 1 HIP ROOF | 7 COLONETTE WITH CAPITAL | 13 PROJECTING CORNICE |
| 2 WIDE OVERHANGING EAVES | 8 COLUMN SHAFT | 14 BRICK MASONRY |
| 3 DECORATIVE BRACKETS | 9 ARCH MOULDING / ARCHIVOLT | 15 BASE / WATER TABLE |
| 4 PANELLED FRIEZE | 10 STONE SILL | 16 CLAY TILE ROOF |
| 5 APPLIED SHIELD OR PENDANT | 11 SPANDREL PANEL | 17 CORNICE TRIM / FASCIA |
| 6 ROUND ARCH | 12 BELT COURSE / STRING COURSE | |

Seven Dolors Parish Center

ARCHITECTURAL ELEMENTS

ROMANESQUE REVIVAL
with ITALIANATE INFLUENCE

FOCUSED ON THE GABLED PORTION

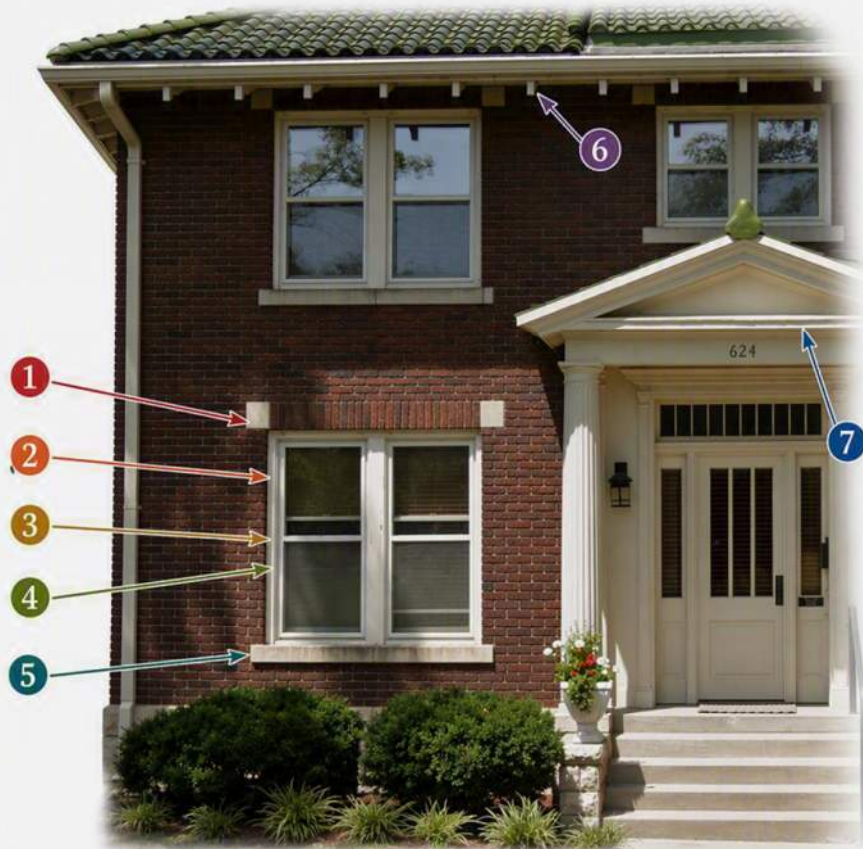


- | | |
|---|--------------------------------|
| 1 CROSS FINIAL | 10 DENTIL BAND |
| 2 STONE GABLE COPING | 11 DECORATIVE BRICK PANELS |
| 3 ROUND-HEADED LOUVERED VENT | 12 ENTRANCE ARCHIVOLT |
| 4 BLIND ARCADE / CORBELLED BRICK FRIEZE | 13 FANLIGHT WINDOW |
| 5 ROUND ARCH | 14 WALL-MOUNTED LIGHT FIXTURES |
| 6 ARCHIVOLT (ARCH MOLDING) | 15 ENGAGED COLONNETTES |
| 7 STONE LUG SILL | 16 CAPITALS |
| 8 ROSE WINDOW | 17 PANELED WOOD DOORS |
| 9 PEDIMENTED HOOD MOLDING | 18 STONE BASE / WATER TABLE |

Seven Dolors Parish Center

ARCHITECTURAL ELEMENTS

ROMANESQUE REVIVAL W/
ITALIANATE INFLUENCE



LEGEND

- 1 KEYSTONE
- 2 SOLDIER COURSE (BRICK HEADER)
- 3 WOOD WINDOW FRAME
- 4 MEETING RAIL
- 5 STONE WINDOW SILL
- 6 WIDE OVERHANGING EAVES WITH EXPOSED RAFTER TAILS
- 7 PEDIMENTED ENTRY PORTICO

Seven Dolors Parish Center



EAST ELEVATION

Seven Dolors Parish Center



EAST ELEVATION (STUDY)

6/22/20XX

Seven Dolors Parish Center



NORTH ELEVATION

6/22/20XX

Seven Dolors Parish Center



SOUTH ELEVATION

6/22/20XX

Seven Dolors Parish Center



WEST ELEVATION

Seven Dolors Parish Center



SE PERSPECTIVE

6/22/20XX

Seven Dolors Parish Center



NE PERSPECTIVE

6/22/20XX

Seven Dolors Parish Center



NE PERSPECTIVE

6/22/20XX

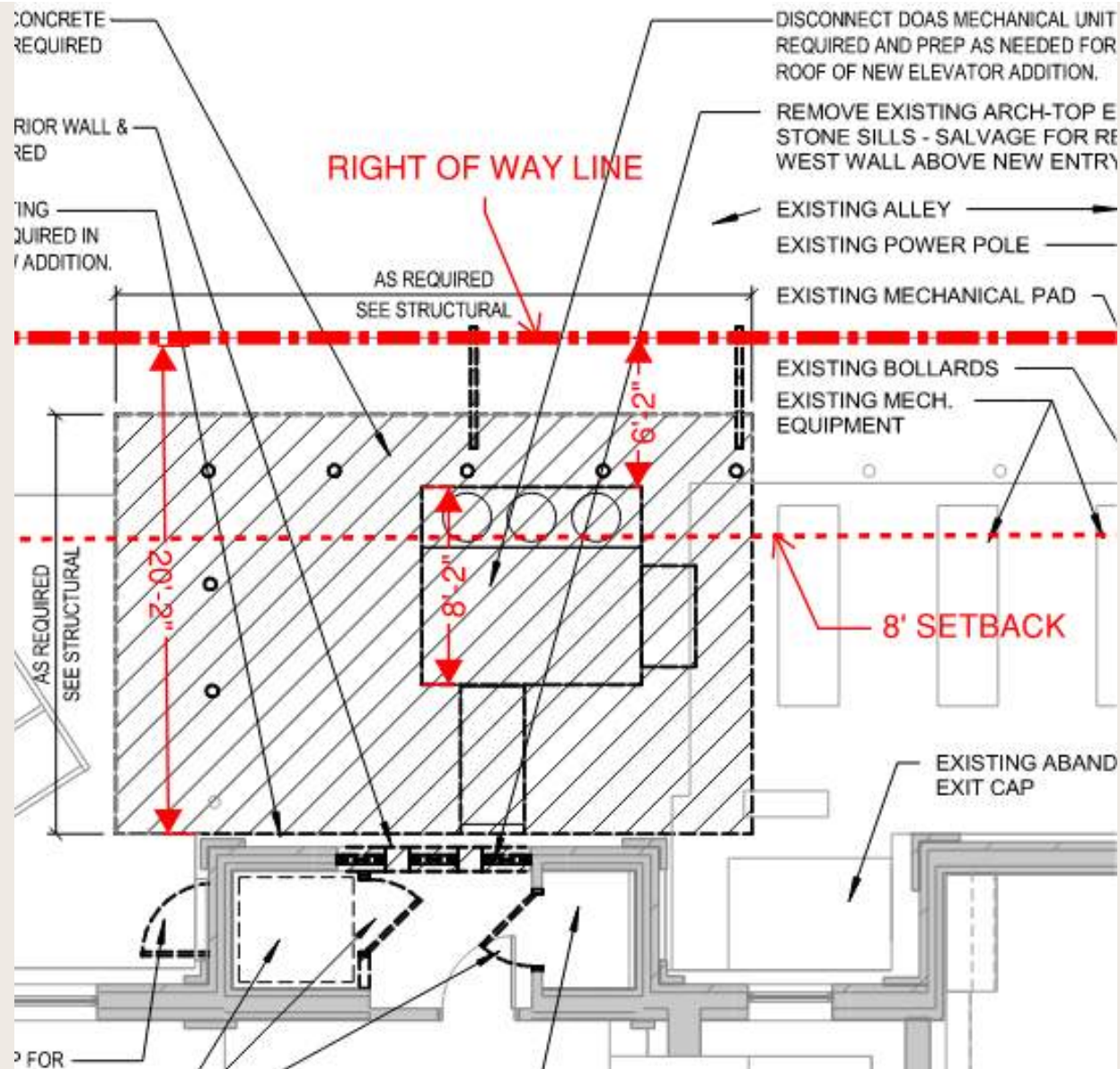
Seven Dolors Parish Center



Parish Center

- BHS working on Construction Cost
- Construction Start planned for January 2027
- Ramp up in communications to get parish excited about the new space





Food Pantry Collaboration

- Met with volunteers and leaders of Food Pantry to discuss future
- Alternative Sites considered
- Combining with other ministries would lose Catholic Seven Dolors Identity
- Workflow and Access Challenges in current Parish Center but making it work
- Space in New Parish Center is not desired
- Have asked to explore a small expansion to the Budget Shop

Historic White House (721 Pierre)

- **Engaging with Anderson Knight Architects**
- **Pursuing moving the house to free up space for future use**
- **Future Use of lot is not defined**
- **Will have to be approved by Historic Resources Board**
- **Interior will be taken down to studs (excluding stairs) to allow for renovation ready space**



Finance Council Response

- Reactive maintenance history
- Renovation deferred key projects
- Significant estate gift received
- Strategic building, endowment focus
- Faith-centered future stewardship



Steps Moving Forward



Share

Share the results of the Feasibility Study with the Entire Parish



Listen

Listen to feedback, questions, and concerns from the study



Respond

Respond to frequently asked questions (FAQs) and concerns



Communicate

Use a variety of methods to communicate



Repeat

City Approvals (Subject to Change)

- Historic Resources Board
 - Elevator Approval July 27th ☒
 - Parish Center Approval August 24th
- Board of Zoning Appeals
 - For Approval August 12th
- City Commission
 - Work Session August 25th
 - For Approval September 1st
- Building Permit and Code Review
 - Typically 1-2 months (with revisions)





Communication



Informational Sessions (Last Thurs 7pm)
August 27th – Kevin Clark, AIA



Updates at Parish Council Meetings
(3rd Mondays at 7pm)



Regular updates to the Parish Website



Announcements in Bulletins

Meet the full committee



Brayson Benne, PE

Civil Engineer, Olsson
Chair

Diane Noll

Retired, Chair of Finance
Council
Finance Council Liason

Lisa Johnson, AIA

VP, KSU Division of Facilities
Planning Design & Construction
At-Large, Architect

Oscar Bonilla

Hispanic Community Liason

Craig Ronnebaum

Design Engineer, BG Consultants
Secretary

Maria McAnerney

Youth Minister
Parish Staff Liason

Ray Buyle, DBIA

Former Dean, KSU Arch
Engineering and
Construction Science
At-Large, Construction
Science

John Strawbrich

Project Manager, McCown
Gordon
Young Families and New
Parishioners Liason

Ex-Officio and Supporting Members

Fr. Leo Blasi

Pastor, Seven Dolors Parish

Ulises Martinez

Director of Maintenance, MCS, Seven Dolors,
and St. Patrick's

Jeremy McGuire

Strategic Planning and Communication

Dale Anderson

In House Historian

Questions

