

Diocesan Building Commission Meeting December 16, 2019

Members of Saint Michael parish, Lincoln met with the Diocesan Building Commission on Monday, December 16, 2019 at 5:30p.m. at the Saint Pope John XXIII Center in Lincoln. The purpose of the meeting was to discuss the progress, to date, of the planned new Saint Michael Church and lower-level academic junior high buildout.

Present were: Bill Mines, diocesan facilities manager; Msgr. John Perkinson, chair of the diocesan building commission; John Sinclair, retired principal of Sinclair-Hille Architects; Father Troy Schweiger, pastor of St. Patrick Parish Lincoln; Jason Suelter, structural engineer; Msgr. Mark Huber, vicar general for the diocese; Gerald Doty, mechanical engineer; Father Kenneth Borowiak, pastor Saint Michael parish; Bill Graeve, CFO of Saint Michael Parish; Joe Kotulak, architect with RDG Planning and Design and Father Andrew Schwenka, assistant pastor of Saint Michael Parish.

Father Borowiak opened the meeting with a prayer. He gave a review of the history of the planning of Saint Michael Church and junior high addition. Father Borowiak also gave a synopsis of the financial pro forma for the project, stating that the parish has \$5.2 million in the bank and is certain to receive the remaining balance from the two \$2 million dollar donors.

Joe Kotulak began by showing a rendering of the interior of the church. Msgr. Huber asked if sound separation between the floors of the project has been addressed. Joe Kotulak explained the acoustical studies that have been done in addition to sound testing. Msgr. Perkinson asked about the acoustical issues of the dome. John Sinclair asked about reverberation time in the dome. Joe Kotulak talked about the acoustical studies that have been done by Dominique Cheenne, an acoustical engineer. He also said that the parish is seriously looking at a hybrid organ and the necessary structural adjustments that will need to be done, at least in the choir loft, to accommodate such an instrument.

John Sinclair asked about contractual arrangements with Sampson Construction. Joe Kotulak said that Sampson Construction has been providing pre-contractual estimates as a part of their services and that contractual negotiations with Sampson continue. John Sinclair also asked if thin brick has been part of the value engineering process, which Joe confirmed. John also asked about brick selection, with Joe stating the parish is looking at selections that were very close to the brick on the current structure. Mr. Sinclair also asked if Saint Michael Parish has thus far has been satisfied with Sampson Construction. Fr. Borowiak said yes.

Gerald Doty asked about technology safety, especially in the delivery of information into the classrooms and other academic applications. Joe Kotulak talked about technological security as well as physical security for the building. John Sinclair asked about the number of exit doors in the lower-level. He thought that more may be required. Joe Kotulak said the design for egress was discussed with the City of Lincoln and the drawings reflect City requirements.

Msgr. Huber asked about corporate resolutions for the project. Fr. Borowiak said that Marsha Bartek suggested we break down the project in phases for the resolution. Father Borowiak said that Saint Michael currently has a corporate resolution for the planning and designing of the project

and that the construction component likely will be broken down into what he described as 2A and 2B. 2A would be the first \$9 million of the project and 2B would be the remainder of the overall project. Because of the size of the project Saint Michael is asking Sampson Construction to provide a performance bond.

Msgr. Perkinson asked about the contractual arrangement with Sampson Construction. Fr. Borowiak said the contract with Sampson Construction will include a maximum cost not to exceed clause. John Sinclair and Jason Seulter asked about the contingency, which Fr. Borowiak said was approximately \$400,000. They both said that 4% was on the low end, and suggested we raise it, or add a separate owner's contingency.

John Sinclair suggested that the parish require to see all bids submitted to Sampson Construction, including their original hardcopy form. Jason Suelter asked about the seating capacity of the church. Joe Kotulak said the current design is right around 750 based on 18' width. Fr. Borowiak said an additional 200 would be able to be seated in chairs in the narthex. Jason also asked what the cost per square foot of the project is. Joe Kotulak said at this point in the design it is \$285 per square foot, which Jason questioned as being low, as most projects he is aware of are running \$300 per sq. ft. or more. It was pointed out that the price does not include complete interior buildout such as interior finishes and pews. Jason Suelter also asked about water management around the dome. He also asked about load bearing qualities of the footings. He talked about strengthening the south face of the building. Joe Kotulak said RDG was working with a company that specializes in dome structures to ensure integrity and to address water management. They will address water management by spraying closed cell foam in the dome.

Gerald Doty also asked about the drainage of water around and from the dome. He said that we would want to make sure this issue is adequately addressed because of the interior artwork. Father Schweiger talked about how Evergreene applied art was created on a canvas at Saint Patrick Church. Gerald Doty also asked about ventilation and moisture control throughout the church. Joe Kotulak talked about how access would be gained to the dome and the attic of the church. He also said that they are considering how air movement and ventilation would be handled in these areas. Joe Kotulak said a mechanical engineer will need to determine if a fan ventilation system will be needed in the attic area.

Discussion also included a major leaking incident at North American Martyrs Church which we would want to carefully study and avoid any possible similarities. There was discussion as to the cause of North American Martyrs leaking including insulation and its installation. The NAM roof was not leaking, rather the moisture in the attic was caused by condensation on the wet type fire suppression system in addition to the system having a leak. Joe Kotulak said St. Michael's would be using a dry pipe system in the attic area to avoid this. Closed cell foam insulation will be applied to the bottom of the roof decking to prevent water penetration.

Msgr. Perkinson asked a follow up question if the attic space would be climate controlled. Joe Kotulak said that area would be warm - that is that it would have some type of air movement system.

Msgr. Perkinton also asked about the R rating factor for the insulation of the church's interior. John Sinclair asked about the lower-level not being fully excavated underneath the narthex. He raised questions about potential cracking at least in interior finish materials, especially where two different building systems would meet. Jason Suelter concurred on that observation. Joe Kotulak said he will revisit RDG's design and said that he will have Sampson include an alternate for excavating that area.

Father Schweiger talked about the heating and cooling control systems. He said St. Patrick has had problems with their system from the beginning of construction as the HVAC, fire suppression and control management companies blame each other. He strongly encouraged Saint Michael to coordinate the HVAC, fire suppression and controls management systems.

Joe Kotulak said that the planned project will interface with the current building's systems. He said Saint Michael's project will expand the geothermal system in terms of well fields and control systems.

Gerald Doty said that the selection and serviceability of the heating and air systems, fire suppression and control systems and access to all three is absolutely key. Msgr. Perkinton said that Ed Tech would be a player of the planning process and likely would need a server for technology delivery and control systems somewhere in the new construction.

Jason Suelter asked about the status of the construction documents, time schedule for bid letting and proposed date for the beginning of construction. The meeting ended at 7 p.m.