

Immaculate Conception Parish Building Committee
May 17, 2021

Members present included Deacon Al Stoverink, Fr. Randy Tochtrop, Katy Liley, Gerald Landewee, Tim Sutterer, Joe Starke, Barbie Gibbs, Joe Bullinger

Guests: Bishop Rice, Doug Kissinger (Diocesan Development Director), Paul Koeper, Rich Hartmann, Tim Beussink, Deacon Walt Biri

Opening prayer was led by Deacon Al

Discussion Items:

- Question of whether to explore in some detail an alternative design concept that would incorporate re-use of the existing church building and the rectory—Considerable discussion took place by all including guests. Information was shared to the effect that both the Needs Assessment Committee in 2015/16 and the current Building Committee in 2017/2018 had looked at this issue with an architect and a general contractor and concluded the cost/benefit feasibility of keeping the old church building would be negative due to extensive rehab and additions required, as well as not desirable relative to ADA access, parking, and circulation. Therefore, no specific plan for re-use or cost estimate was generated. Further information was shared that several people have not embraced the current building plan in the Capital Campaign on the basis that they want to see more exploration and cost estimates generated relative to re-use options.
- Question of whether to proceed with a design/build or a Construction Manager (CM) approach—Considerable discussion occurred regarding the pros and cons of these two delivery methods.

Action Items:

- By consensus and with approval of Bishop Rice the decision was made to proceed with the Construction Management approach. Deacon Al was tasked with generating a draft Request for Qualifications (RFQ) for the Building Committee to consider, with the intention of soliciting qualifications from interested firms and selecting both an architectural firm and a construction management firm as soon as possible.
- By consensus and with approval of Bishop Rice the decision was made to proceed with generating an alternative design concept and cost estimate that would re-use the existing church as a fellowship hall and/or extended narthex connected to the new church to be built. This alternative would be compared to the current concept plan relative to cost, beauty of design, and feasibility of ADA access and vehicle parking/circulation. The CM/Architectural team selected as noted above would be tasked immediately with generating this alternative as well as updating the concept design and cost estimate for the current concept plan so that an appropriate comparison can be made.
- In conjunction with the above concept developments the city will be requested to allow the Parish to relocate utilities in Jefferson Street such that the church building could be constructed over the area of the right of way to be abandoned.
- The Building Committee will begin holding meetings on the 2nd and 4th Mondays of each month at 6:00 p.m. (location to be determined)

Closing prayer led by Deacon Al

Respectfully submitted,

Deacon Al