

ST. JAMES ARMENIAN CHURCH

BUILDING COMMITTEE ANNUAL REPORT -- 1986

The Building Committee consists of:

President:	Fr. Karekin Kasparian	Lionel Galstaun
Chairman:	George Davidian	Vincent Gurahian
Vice-Chairman:	Ara Shimshidian	Jack Hachigian
Secretary:	Michael Pisani	Daniel Mushegian
	Ohan Bas	Apkar Omartian
	Garo Bashian	Hayik Tutak
	Anahid Birnbaum	Richard Varadian
	Edward Essayan	Martha Gurahian, ex officio

Sub-committees and their members are:

Architectural & Site Review: Edward Essayan, Chairman, Apkar Omartian, Michael Pisani, Berge Derdiarian and Hayik Tutak

Fund Raising: Lionel Galstaun, Chairman, Daniel Mushegian, Harry Keleshian, Ohan Bas, George Leylegian & Alfred Yeznaian

Legal: Ara Shimshidian, Chairman, Gary Bashian, Edmund Papazian, Greg Essayan, Vincent Gurahian & Berg Boghossian

Public Relations & Publicity: Ann D. Boghosian, Chairperson.

The Architectural & Site Review sub-committee concluded its selection process and unanimously recommended Cain, Farrell and Bell to the Building Committee as the architects for St. James. On February 24, 1986, the following motion passed unanimously:

"The Building Committee recommends to the Parish Council retaining Cain, Farrell and Bell as architects of record at a capped fee of \$165,000 for the basic church/hall complex at a budgeted cost of \$1,500,000."

The Parish Council accepted the recommendation and called a special Parish Assembly. On April 13, that Special Assembly directed that the Parish Council initiate contractual negotiations with the architectural firm of Cain, Farrell and Bell for the construction of church and hall. This contract was signed on July 16, 1986.

In May, 1986, the firm of Taylor, McCullough, Goldberger, Geogheagan & Friedman of Harrison was retained as the attorneys representing St. James in all matters relating to the new church/hall complex, including negotiations with Cain, Farrell and Bell and to represent the church before all governmental agencies.

The firm of J. A. Kirby of Port Chester was retained to make a topographic survey and a boundary survey at a cost of \$6,000.

A needs assessment questionnaire survey of various parish organizations provided information which went into developing a building program. This building program was provided to the architect.

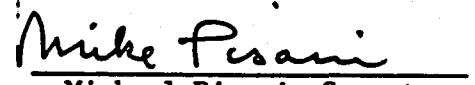
Numerous meetings took place between the Building Committee and the architect, including field trips to other churches with the architect's representative to help develop the best plan for St. James.

Eventually, Walker Cain, who had been the principal architect for St. Vartan Cathedral, provided the committee with four possible preliminary layouts, none of which was entirely satisfactory. There then occurred two events, over which we had no control, which helped further to deteriorate our relationship with the firm of Cain, Farrell and Bell. John Farrell, the number two partner, was hospitalized in August for abdominal surgery and post-operatively became critically ill. As of December 31, 1986, he has not resumed active participation in his firm.

Virtually simultaneous with Farrell's illness was the announcement of Walker Cain's retirement from active control of the firm as a partner, a change in firm name, and Cain being named to a consultant capacity. At a special emergency meeting in the architect's offices, Walker Cain further aggravated the impending impasse by orally repudiating the fee agreed to in the contract. Serious doubt is cast on the ability of this architectural firm to provide adequately for our needs. Our attorneys have been consulted for guidance in this matter.

Respectfully submitted,

  
George Davidian, Chairman

  
Michael Pisani, Secretary