

Building Committee Report

1. Background:

At the April 1993 Special Parish Assembly the purchase of the North Street property was approved. Also approved was a site plan of the design prepared by Tom Ashbahian which was filed with the City of White Plains and granted on October 4, 1993. Also presented, but never voted on were financial projections. It is important to note here that the administration in the City of White Plains was up for re-election and there was, in fact, a change in the administration. Because of the potential negative impact of the new administration we "fast tracked" our process for obtaining a permit. The permit that we have provides us with the luxury of the time to consider options without the fear of a denial of our application. The value of this cannot be stressed enough. We need to thank Zaven Tachdjian, Ed Essayan, and their entire committee for a job well done.

In developing the design enough of the Building Committee members had concerns over certain aspects of the design, the most significant of which were the flat roof, that the altar did not face East and having to go outside to get from the church to the hall. These and other issues led to the formation of a new subcommittee to resolve the design issues. That subcommittee, although evidently not unified in thinking, had enough concern over the Ashbahian design to consider an alternate design.

That alternate design, developed by design consultants Aslanian and Tenguerian, was presented at the 1994 Special Parish Assembly. Although it received a majority vote, it was not the 2/3 majority necessary to overturn the first decision.

2. Recent Developments- since the last Parish Assembly:

After the 1994 Special Parish Assembly the Building Committee considered the vote of the Parish Assembly. In doing so we again looked at addressing the concerns with the Ashbahian design to try to make it better fit our needs.

On May 31, 1994 the Building Committee after much give and take, evaluation, discussion, marking and walking the two locations on the site, visits with the town officials to determine the likelihood of problems associated with changes, and review of all the findings finally voted again to progress the Aslanian/Tenguerian design as the design that better fits our needs. We did however, hear loudly and clearly that budget was a concern and that we did not want to spend any more than was absolutely necessary. To that directive we added that the structure must be as maintenance free as possible. At the same meeting a subcommittee to work with the architects was established to facilitate the design development phase.

On June 14, 1994 at its regularly scheduled meeting, the Parish Council voted unanimously to endorse the steps being taken by the Building Committee to develop the Aslanian/Tenguerian design.

On August 23, 1994 at its regularly scheduled meeting, the Parish Council approved the expenditure of the funds to complete Phase II, design development. We have signed a contract with the design architects, provided our comments and concerns associated with their submission, but have not as yet expended any funds.

Before embarking on design development, the subcommittee looked into the renovation of the parish house and determined that it would be too costly to do comprehensively and eat up too much of our building fund.

On September 12, 1994 the City of White Plains granted a 1 year extension of our site plan approval.

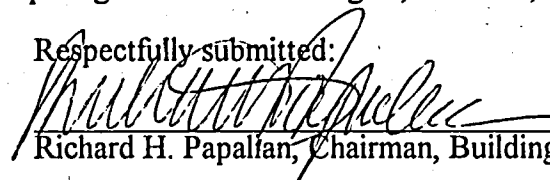
The building committee and parish council overwhelmingly approved the basic approach to the overall project. The first aspect concerns the parish house and the administrative office requirements. It was decided not to renovate the parish house at this time and to provide for the administrative office needs in the church/hall complex. This will enable us to return our focus to the church and hall building, offer maximum flexibility for our future needs, and apply the entire building fund proceeds to the construction of the church and hall facilities.

The second aspect concerns the approach of the actual construction. It was decided that we will employ the services of a contracting firm with pre-construction capabilities to work with our architects through the design development and construction document phases. They will then give us a guaranteed maximum price for the project which we will competitively bid. Any savings against their estimate will be to our benefit. This approach, which is how most projects are built today, will save us money for two reasons. First, the pre-construction estimating services of the contractor will help our architects make decisions based on realistic costs as well as aesthetics and we will receive updated estimates throughout the development of the design. This will ensure that prices do not get out of hand and that we will ultimately wind up with a design within budget. Second, the markup that the contractor will use when pricing the project will be less, that is, because of their involvement in the process there will be fewer "unknowns" or risk versus a "hard bid" approach.

The subcommittee to work with the architects has spent much time developing the criteria for the selection of a contractor and doing the necessary due diligence. We identified five contractors we felt best served our needs based on size, financial stability, experience in Westchester County and White Plains, experience in building churches, and flexibility. They are William Kelly Company, Katonah, NY, Andron Construction Corp., Goldens Bridge, NY, Briante Brothers Builders, Thornwood NY, Atlas Construction, Stamford, Ct., and Humphreys & Harding in New York City, NY. We then had each of them come in to make a capabilities presentation, review their philosophies and experiences, and answer our many questions. We then went to each of their offices at least once to tour their facilities, meet their staffs, and review in detail their estimating, cost control, and project management procedures. The result of this comprehensive review will be the recommendation of one contractor who we feel will best fit our needs and give us the best value.

Our design architects have been waiting for our selection of a contractor to proceed with the development of the design. The Building Committee feels that before proceeding any further, we need your approval. We would have liked to go further in developing the design and preparing estimates and budgets, however, we first need your approval.

Respectfully submitted:


Richard H. Papallan, Chairman, Building Committee