



Saint Joseph Catholic Church

For the LORD your God is bringing you into a good land
land with streams and pools of water, with springs
flowing in the valleys and mountains.
Deut. 8,7

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October 7, 2013

Rev 1 June 4, 2014

Rev 2 April 21, 2016

Parish Hall Design Direction Document

Objective:

To provide guidance from St Joseph parishioners pastor, Pastoral Council and Building Committee to the architect of the project for the detail design and construction of a new parish hall in Mammoth Lakes, California.

Discussion:

St. Joseph parish has been raising money for many years with the hope of funding the construction of a new parish center that would meet all many of the parish unmet facility needs. Several designs were commissioned over the years but insufficient funds have been raised to date to build any of the concepts. The current effort acknowledges the limitation of funds for both construction and operation and maintenance (O&M) costs and thus reflects interest in constructing a smaller, reduced scope building which can be built with money on hand and run with money reasonably expected to be generated by parishioners and visitors. A preliminary design was presented to the parish in March of 2012 and approved to proceed through the design and approval process. Since not all of the parish facility needs will be met with this new smaller building, choices will have to be made as to which building features to include and which to abandon at this time. It is the purpose of this document to provide such direction. A parish Building Committee has been formed of interested parishioners (both full time and part time residents) who have committed to providing input for the prioritization of building features to include as finances allow. Now that the parish has a fully functioning Pastoral Council and a new pastor, this revised document reflects their review and approval.

Preliminary Design:

The reduced scope concept is for a 3000 sq ft (50 ft x 60 ft) single story structural steel building finished with siding to either match or complement the existing church and rectory. It would have a concrete slab floor and as much passive and active solar design as can reasonably be included. It has been preliminarily sited just outside the rectory and church to allow shared use of existing parking and to be easily accessible for activities directly after services. The floor plan includes an open assembly area (1800 sq ft, 120 persons max) with a full commercial quality kitchen. Single story, ground floor design allows easy handicapped accessibility. Preliminary design features include double French doors on the south side of the building to allow for indoor/outdoor events which could effectively increase the maximum event capacity in good weather.

Preliminary cost estimates did NOT include the cost of room dividers for the creation of separate classroom spaces within the assembly area; outfitting the kitchen with pots & pans, etc.; tables and chairs; the cost of built-in cabinetry for storing teaching materials; audio/visual equipment.

Final Design:

Based upon direction from the Bishop in his Phase 2 approval letter dated April 25, 2014, and a more detailed investigation of site constraints and costs by the project architect Robert Creasy, the location of the hall was moved to the south end of the parish parking lot and the building size was increased. The rest of the preliminary design description above remains.

Financial:

Parish Hall building fund balance:	\$1,740K
Recommended set aside for first 10 yr O&M costs:	\$200K
Preliminary design cost estimate:	\$947K (\$316/sq ft)
Balance remaining:	\$593K
Building Budget	\$1,540K

Parish Hall fund balance	\$1,839,000
Recommended set-aside for O&M costs:	<\$ 200,000>
Building Budget	<u>\$1,639,000*</u>

*or balance of parish hall building fund at the end of the project

Major Governing Building Design Principles:

1. All construction to be accomplished with money on hand or verifiably committed.
NO DEBT.
2. Built features which minimize O&M costs will be of the highest priority.

Prioritized Building *Uses*:

Parish:

1. Religious Education classroom and storage space
2. Parish ministry group meeting space
3. Adult continuing religious education & catechesis
4. Coffee and donuts after morning mass
5. Parish office expansion in rectory (use building fund monies to expand/modify existing office in rectory to have an independent entrance to separate living quarters from business area)
6. Parish dinners, lunches and breakfasts
7. Parish social events
8. Wedding receptions
9. Baptism parties
10. Quinceañera parties
11. Staging for wedding attendants
12. Catered rehearsal dinners
13. Periodic soup kitchen

Community:

- Catered dinners
- Local service group meetings (i.e. Lions, Rotary, Women's Club, Scouts, etc.)
- Musical events
- Cultural events and performances
- Voter Registration
- Government forums
- Political gatherings
- Business seminars
- Homeowners meetings

The following prioritized list of Building *Features* corresponds to the above prioritized list of potential Building *Uses*

(i.e. Building *Features* with a __1__ support the highest prioritized Building *Uses*)

The goal will be to add Building *Features* as long as money remains available.

Prioritized Building ***Features*** (consensus) :

Minimum Required Building Features:

- Classroom space
- Large event assembly space
- Commercial kitchen
- Single story handicapped accessible

__1__ Ceiling-hung Movable Walls to create smaller rooms

- 3 classrooms
- At least one classroom must accommodate 40 students with tables and chairs

__1__ Bigger building size

__2__ Built-in storage for classroom & ministry group supplies

__2__ Tables & Chairs (classes and events)

__2__ TV monitors, projectors, etc. on AV carts

__2__ Whiteboards on wheels

__3__ Built-in sound system

__3__ Ceiling-mounted drop screen

__4__ Modification of parish office in rectory to have a private entrance

__5__ Exterior Porch (around 3 sides of building)

__5__ Outdoor furniture

__5__ Kitchen dishes, silverware, cups, pots & pans, utensils

__5__ Portable stage

Other general design/siting input:

1. Have highest ceiling that would be practical and have ceiling fans in assembly room (if possible with movable partition walls for classrooms)
2. Use bottom of flat ceiling for additional seasonal storage (use drop ladder).
3. Have LOTS of electrical outlets.
4. Change building location/orientation to accommodate keeping as many aspen trees as possible
5. Landscape the area between the church, rectory and parish hall in as a courtyard area, perhaps with a belltower.