

Design Consultation on The New St. Francis Xavier Church  
August 26, 2016

AT: Burkhardt Croft Architects office  
880 N Street, Suite 302  
Anchorage, Alaska 99501  
(907) 929-9334

Participating:

Joanna Burke Croft, AIA Architect  
Joyce Jenkins, Intern Architect  
Father Tom Kuffel, Priest  
Cindy Jacobson, Diocese of Fairbanks Facilities & Construction Manager  
Sandy Huss, SFX Parishioner

Meeting Notes Prepared by Sandy Huss, Parishioner

The meeting was scheduled for 11 A.M. I arrive at the Architect's offices at 10:45 A.M. and found the meeting already in progress. I was briefed on the prior discussion on siting of the new building and orientation on the cemetery site. I was shown a sketch of the site with the building angled and facing the winter wind. This spread the building with the long axis across the site and the entrance facing 4<sup>th</sup> Avenue. I commented that I had seen earlier designs with the building perpendicular to 4<sup>th</sup> Avenue and the entrance facing the City properties which slightly sheltered the entrance and allowed for off-street parking to the East of the church.

Joanna Croft said the City of Kotzebue parking regulations were vague and then showed us the rough design for the Maniilaq Day Care and Apartment Building proposed to be built on the next block to the SE. She discussed parking plans for this structure. She asked what we should plan for in terms of off-street parking at peak periods. I suggest with the steady growth of new vehicles in town that 15-20 cars would not be unreasonable. She said this would be challenging. I then suggested that since the cemetery has a long frontage on 4<sup>th</sup> Avenue, the shoulder of the road could also be used for parking.

The discussion then went on to foundation design and Joanna reviewed the likely options. During this discussion I mentioned the abandoned Arctic Foundation thermopiles sitting on the site at the opposite end of the block. These were briefly discussed and interest shown in them as a less expensive way to build the foundation. Would the Owners like to turn them into cash? I offered to provide more information on them and that at least one of them was leaking nitrogen.

At this point Joanna ask what size church we had in mind. Father Tom replied 40 ft. x 60 ft. Joanna drew this on a blank sheet of paper and this became the focus of design construction during most of the remainder of the meeting. Father Tom then added to the building outline the need for an office and apartment at the NW end of the building with the altar and worship area at the SE end.

Joanna then referred to a list she was working from and asked about cooking facilities for the church. Father Tom indicated that there was a need for residential grade appliances including a range, refrigerator, freezer and food preparation area. He said he preferred a serving counter with an accordion type folding door on the top and two regular doors on either side of this counter area. He

added that there was not a need for commercial cooling equipment or sprinkler extinguishing systems. Joanna replied that she understood this kitchen was to be used for potlucks and the like. Residential appliances do not require inspections or special fire protection systems.

Father Tom shared with the group a binder he had of pictures of the current church.

Joanna asked about security and I suggested that there was little need for this given the past history of the church and if it was needed that wireless systems were easy to install at a later time. I mentioned wireless camera sets costing \$600-\$700 and she joked that she would put me down for supplying the security system. This got a laugh.

Joanna asked what kind of ceiling did Father Tom want in this 40x60 church. Father Tom replied that he wanted a curved ceiling, not a Quonset or a cathedral but a curved ceiling. He also wanted 10 ft. sidewalls. There was some discussion as to how this would look and final agreement was that it would give a sense of openness and draw the eye to the altar at the far end.

Discussion turned to the office and Father Tom said he needed something simple, room for a desk and a counter work surface. He wanted this next to the apartment for convenience. This is what he has had in the past and would work fine here.

Joanna asked about the classroom, how large should it be, how many people should it accommodate. Father Tom replied 10-12 people.

The apartment was discussed and suggestion made that it be a one-bedroom apartment with a small kitchenette, a half size refrigerator, room for a coffee maker and microwave, etc. This one bedroom would allow for one to sleep on in the bedroom and one on a foldout couch if there were two guests in town.

Heating of the building was discussed. I suggested that the most efficient and what is becoming increasing popular is radiant. Joanna responded that this would mean the building would have to be heated all of the time and portions of the building could not be turned off. I responded that turning off portions of building in the winter is not a good idea, thermal expansion and contraction can affect a building and it takes so long to reheat the building. Joanna said this would require a boiler.

I mentioned that radiant could be put in the walls or even the ceiling and not just in the floor.

Father Tom asked if we could re-use the boiler(s) in the existing church. I responded that they were not that efficient and older technology. Discussion then went to compact wall mount units which could also make domestic hot water.

Joanna asked about the worship space. Father Tom said the area closest to the altar, separated from the multi-purpose area should have pews with side aisles, not a center aisle. He suggested we could re-use the pews in the existing church. For the side aisles we could use folding chairs. Joanna asked about kneelers and I replied that the existing pews had fixed kneelers.

Joanna referred to a past discussion document (she refers to 2011) and mentioned the concern of the position of the casket during a funeral. Would it be parallel or perpendicular to the altar. In the current church it can only be placed parallel and the concern was to have the option to place it in the opposite

direction. I mention that an ongoing concern was that a casket could not be carried down the center aisle of the current sanctuary. Pictures in the binders were consulted and it was estimated that the current pews are 10-12 ft. long. Father Tom suggested that the casket could be carried down one of the two side aisles with the folding chairs removed if necessary to accommodate it.

The design and arrangement of the altar, baptismal font, tabernacle, and sacristy. Father Tom showed Joanna the general location of each on the working sketch. Joanna mentioned that the sacristy is usually a room in the back of the sanctuary and that this would take away space for the multi-purpose area. Father indicated that the sacristy could be as minimal as a nice wood cabinet on the sidewall facing the altar. Joanna commented that with space being so tight in this footprint that would certainly help.

A discussion followed of the dividing wall between the nave and the narthex. Sliding walls or partitions were discussed with comments that they are hard to accomplish and achieve the desired result. Hardware fails over time, they often do not create the acoustic separation expected, and the expense for the better ones is quite high. Father Tom mentioned that sound separation would not be a major consideration as the nave would probably not be in use when the multi-purpose room was. Sliding glass doors were discussed. Barn door type separations suspended from the structure above and sliding on roller and track hardware was mentioned as a possible solution.

The size of the narthex (multi-purpose area) was discussed with Joanna mentioning that this would cut into the size and shape of the narthex. Father Tom indicated that he felt a formal classroom was not necessary and that groups could simply meet in different corners of the open area. He added that this might not be received well by the parish, especially those involved in religious education.

Returning to the size of the office, Joanna asked if this would involve counseling of couples and families. Father Tom said it would and said in the past he has had his desk against the wall and when counseling he could just pivot his chair and face the individual, couple or even family with children who would be seated at the opposite side of the space. Joanna commented that this would suggest a slightly larger space than previously discussed.

Referring to the printed information in front of her, Joanna asked about thoughts on the crying room. Were there a classroom, this could have a window facing the sanctuary. Father Tom suggests that with the sliding barn door type separation could have a window in it so that the crying area could be the opposite side of the separation and not in an enclosed space. Father Tom also commented that he has found that the most effective way to deal with a noisy baby is to leave and take them out of the service.

Joanna asked what kind of storage spaces would be needed. Father Tom mentioned seasonal decorations and religious materials. I mentioned tables and folding chairs. Joanna commented that there are carts for holding and storing these. I also mention a janitor's closet for mop, bucket, vacuum and cleaning supplies. Joanna suggested that there needs to be a mop sink likely close to the kitchen. Father Tom suggested that there was casework in the existing church that can be re-used.

The discussion then turned back to heating and ventilating the building. Joanna asked if we would consider using Toyo type area heaters? There would also need to be provisions for hot water for the apartment and kitchen and bathrooms. I mentioned that there are wall mounted boilers that can produce both boiler heat and potable hot water. Joanna commented that this would save space but

there would still be a need for a dedicated space for the heating and hot water equipment and, she added, probably the electrical equipment.

Father Tom mentioned that Matt had suggested a loft area that could be used for heating equipment and well as storage. Joanna suggests that this might not be good for boilers but could be used for air handling equipment. She then asked what plans needed to be made for ventilation. There is no requirement for ventilation so this could be accomplished with openable windows. I suggested that this would not be effective or energy efficient in winter. Cindy mentions the possibility of using a larger HRV to provide fresh air. Joanna says this will require ductwork which is costly and can impact design. I add that residential range hoods will probably not adequately deal with cooking vapors in the kitchen area without some additional ventilation.

Joanna said she assumed there would be two public bathrooms. Father tom added that each should have a shower so that when youth groups are staying at the church they can bath in the public bathrooms. The comment was made that if the shower was being used the bathroom would not be accessible. An alternative would be to supply two bathrooms and a seperate shower room so that showering would not interfere with the use of the bathrooms. There was agreement that this was a good approach.

Joanna asked what was needed for A/V and electronics. Father Tom replied that there is a small portable free-standing piano/organ and this could be placed to the side of the pews in the area of the folding chairs. No need for a dedicated music or choir space. The discussion turned to screens and large monitors and Father Tom suggested a large drop down screen would be good at the front of the Nave and then at the back in the MPR area a 55" large screen TV/monitor facing the sanctuary.

Joanna asked about a bell tower on the church. Cindy mentioned that the Bishop did not want church designs with the bell on the church structure for fear that the weight of the bell would exceed the ability of the structure to support it. I explain the current bell is on a freestanding log support frame next to the existing church and provide a brief history of the bell. Everyone agrees that there should be room at the new site for this bell and structure if it can be disassembled and moved.

Joanna asks about stained glass windows mentioned in past discussions. I explain that they are actually painted glass and some are in good condition and some are badly aged and peeling. Father Tom says he would like to see them removed and used as models for actual stained glass and then the original glass can be used in display cases inside the building. The binder of pictures was consulted but only peripheral views of the stained glass windows could be seen. Father Tom stated that some of the windows were very beautiful and touching and worthy of preservation.

Joanna asked about the Stations of the Cross. Father Tom said the existing church had them, they were small wall hangings. Again the binder was consulted and one was viewed in one of the pictures.

Joanna asked about reference to the Mary Coppock chapel. Father Tom explains this is a room in the existing church and consist primarily of a sign over the entry door and some wall hangings. Joanna asks how this would be carried into the new church? Father suggested that the sign might be hung over the entrance into the new worship space and the wall hangings used in decorating the church.

There was a brief sidebar discussion when the question of where the tri-plex would be located and I indicated the current thinking. Cindy mentioned that there was a lot of vegetation in this area of the

property and the ground was lower. I suggested that this might have to be surveyed and subdivided for the triplex portion of the land. Joanna said this would not be required for building code purposes. I replied that I was thinking in terms of financing and that a bank would not want to finance a residential building that also had a church and cemetery on its land.

Father Tom change the subject by suggesting that the wood paneling in the existing church was really attractive and might be able to be re-used in the new church. He said it was this and has a chiseled appearance. It was viewed in the binder but the detail of the finish could not be seen clearly and Joanna asked if additional pictures of it could be taken. I offered to help with this.

The paneling was viewed in a picture of the existing altar and this reminded Joanna and she asked about the altar. Father Tom though this could be re-used along with some of the wall hangings. He said that spending \$5,000 for a new altar did not make much sense when we have a perfectly good one now. He added that there was some history in the altar and it would be good to bring this to the new church too. It was at this point that it was mentioned that the altar is on a raised platform and Father Tom emphasized that it was important for the altar to be two or three steps higher than the nave floor. I mentioned that the altar steps and floor was carpeted.

Joanna asked about carpeting and floor coverings. Father Tom said he preferred painted concrete as it was easy to clean. He said he did not care for carpeting. What about the main entry? Joanna added there was need for walk-off mats. I raised the question as to whether the main arctic entry was going to be inside or outside the 40x60 footprint. She said with all of the other things planned for the building it would likely be on the outside. I said that walk-off matts could be used there. Joanna responded that it takes about 30 ft. to get rid of all of the tracked ice and snow. Cindy observed that mud was a problem at breakup.

Father Tom asked about costs. Joanna said that in her experience the costs were usually equally divided into three groups. Material, labor and contractor overhead. The overhead would include freight, insurance, indirect costs and profit. She added that she though using \$600 sq. ft. would be a good starting point for cost estimating. I calculated a minute and reflected that this meant the 40x60 church structure would have a rough cost estimate of about \$1,450,000.

Father Tom then asked about the design fees that Joanna's firm would charge. She said she was not prepared to provide a quote now as she would have to consult with her sub-consultants. I asked who she was thinking of using and she said the team they usually use: RSA Engineering for Mechanical/Electrical, Golder for Geotechnical, not sure who for civil (I asked about DOWL but she responded that they have not been responsive lately so likely not), and PND for structural.

Father Tom asked how quickly the fee proposal could be available. Joanna replied soon. Father Tom asked if he could have it by September 18th? He explained that he will be returning to Kotzebue on that date and would like to bring it to the Parish Council. Joanna said she would try to have it by that deadline.

Joanna then announced that she had a presentation to make in 20 minutes and had to excuse herself to get ready. The meeting then adjourned.

I advised Cindy that I would be providing Matt and Winnie with a report on the meeting. Father Tom thanked me for being able to attend. I thanked him for allowing me to sit in.

My assignments for following up:

- close-up pictures of the stained glass
- close-up pictures of the paneling pattern
- information on the thermopiles at the NVOK site

DRAFT