

## Planning Committee Minutes for 8 Aug 2013 meeting

Planning Committee members present: Larry Chappell, Steve Masalin, Larry Williamson & Mark Austin

The planning committee discussed the current phase 2 design problems and concerns. The discussion included both phase 2A and the later phases based on the integration of the future phases. The conversation entailed the following areas: Roof and ceiling height, more storage needed in phase 2A, kindergarten and first grade egress, building separation requirements, tornado shelter, three phase power, fellowship hall capacity and attic access/storage.

The roof design and ceiling heights are not adequately delineated on the current set of plans. The planning committee would like to design a roof that allows the phases added to the left and right to tie into the side wall and not the roof. To accomplish this, the peak would have to run the depth of the building instead of the width and the height increased enough to allow the other peaks to be lower than the phase 2A peak. We would also like to maintain a 10 foot ceiling height on the first floor of all of phase 2 and on the second floor a 9 foot ceiling height in phase 2A and 8 feet in the other phases. This would allow a lower peak in the phases that attach to phase 2A. The second floor should also be at one level with the only stairs or ramp going to the current auditorium Balcony. One factor that needs to be determined is the height needed for the second floor truss design that will span 45 feet over the fellowship hall. This height will need to be the same as phase 2A where the span is only 38 feet.

The storage space in phase 2A is minimal to allow more area for function. It was determined that we could get more storage by installing a vanity under the sink for cleaning materials and building a storage area for classroom supplies at the top of the stairs.

Looking at the egress requirement for young children (preschool, kindergarten and first grade) on the second floor, it was determined that some sort of independent staircase would be needed for egress. Trying to fit these rooms on the lower level could be done if we moved the offices to the second floor. This was not a desirable solution because we would like to have at least one office close to the main lobby for quick access to supplies and copies. We will pursue putting one preschool/kindergarten class on the lower level by the office and two on the upper level. We will ask Dave Atkinson to determine and incorporate the special requirement for egress for our young children on the second floor.

We discussed the requirement that a building greater than 9,000 square feet or greater than 300 occupants is required to have a fire suppression system. The way we can comply with these requirements is to build three separate but connected buildings using two hour fire walls between them. We determined to incorporate these fire walls in Phase 2A. The other phases will only have to build the fire wall on the walls connecting to the current building.

Designing a tornado shelter into the plans was discussed. We will ask Dave Atkinson to look into the requirements for this type of shelter. It is not feasible to design this area into phase 2A but there might be design considerations that could be incorporated into phase 2A that would make incorporating shelter easier in the future phases.

There are plans to expand the three phase power along the Providence New London Turnpike (Rt. 184) from the traffic circle. We would like to get information on how much it would cost to get the three phase power to the church from the expanded network. When we initially looked at the cost it was

approximately \$90,000 and we felt that it would not be worth the cost to pursue. With the lines in closer proximity to the church the cost might be justified. This would be beneficial in selecting electrical components for phase 2A.

We discussed the capacity of the planned fellowship hall. Based on the square footage of the hall we have a capacity of about 230 people sitting at rectangle tables with a buffet area and an area for a line. We felt we should try to increase this capacity to 260 people. This is feasible by adding four feet to the depth of phase 2. Therefore we would like to make the dimensions of phase 2A, 38 feet wide by 54 feet deep. This increase in area allows us to have a larger area for Saturday night refreshments in phase 2A, but still keeps the second floor under 3000 square feet which is the requirement for installing an elevator. Since moving the covered access to the side of the building instead of the front, this depth increase will not affect the planned parking.

We would also like to incorporate access to all the attic spaces in phase 2. This will allow for future changes to electrical, AV, and HVAC that we might need. We do not plan on using this area as storage.

The planning committee will schedule to meet with Dave Atkinson as soon as possible. We will ask him for the above changes and for schematic plans for the entirety of phase 2. We would also like him to advise us on how to minimize the cost of getting multiple quotes for building phase 2A.

If you have a comment or concern about the building, please talk to an Elder or a Planning Committee member to have it addressed. The Planning Committee members are Mark Austin, Larry Chappell, Skip Johnson, Andrew Krajec, Steve Masalin, and Larry Williamson.