

## **Minutes of Meeting with Braganza Associates, Christian Brothers Builders, and GBC Members.**

Date of Meeting: August 1, 2005

Time of Meeting: 3:00 p.m.

Present: Claude Braganza, Dan Holland, Karen Holland, and Pritpal Bansal

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Claude presented a hand drawn sketch plan incorporating a second floor (originally attic space above kitchen, main corridor, and the restroom area).

The new plan will require structural changes such as taking out the skylights and build load bearing walls to support the second floor. That means almost completely redesigning the architectural plan, HVAC plan, and electrical plan.

The ground to ceiling height will rise to 27 feet from the current 16 feet due to allowing space between the duct work, finished ceiling and actual ceiling on each floor which may take 3 to 4 feet of space.

There will be additional costs from Braganza Associates, and VT Gala Engineering to re-do these plans. Claude will quote us his additional charges once we submit him all revisions. Structural engineer Jammu Thaliani will redesign the structural plan pro-bono.

Having the second floor will mean the following: add two sets of staircases either inside the building or outside the building, or one inside and one outside.

In either case, it is an additional cost.

Adding two sets of staircases inside the building will reduce the space of the prayer hall to 1092 square feet. (Sketch attached).

If we take away the place for prakash, raagi jhata and the holy book room, we leave the prayer hall with 840 square feet of seating area.

Keep in mind the hallway leading from the entrance to the prayer hall to the palki will take away about 150 square feet. Each person takes 3 feet by 3 feet (9 square feet) of seating area on the floor, assuming that people will sit everywhere.

That means the prayer hall is adequate only for 77 people under that condition unless langar hall is used as kirtan hall and langar is served after the prayer service.

The attic upstairs will have a useable space of 1440 square feet.

According to the lowest estimate of \$40.00 per square foot, the second floor will cost us between over \$72,000 depending upon finish.

The lowest estimate on the first floor is minimum \$50.00 per square foot for a basic building meaning \$210,000 on top of the second floor expenses.

There will be additional expenses (unknown at this time) to wire the kitchen for commercial, electric, plumbing and HVAC.

It is extremely critical for us to meet and discuss and finalize these issues before we authorize Braganza Associates to make these changes in the construction document. These changes will cost us and every revision further on will cost us more.

We need to be frugal with Mid-South Sikh Sabha's building budget and need to avoid additional revisions by the architect, HVAC structural and civil engineering folks. We all need to sign **one document** as go forward plan. This will save us all the revision costs that we are going to have to pay now.

#### Important:

Let us meet this Sunday, August 7, 2005, at the Gurdwara at 2:00 p.m., to go over this.

#### Timeline

Since these are major structural, architectural, HVAC and engineering changes, Braganza Associates will need at least 2 months to re-do and invoice us for a new construction document. I will get a quote and present to the committee before we authorize any changes.

It will take 2 to 3 weeks to get a building permit once we approve that construction document.

We are looking at 4 months before we authorize any movement on the ground at the site and it will take 5 to 9 months to complete the project from that given point.

If we follow the above timeline, we will be lucky if we can have the Gurdwara Sahib at our place by September 2006.

#### Signing On

GBC would like to have a unanimous decision on this project. However, we are all different and may hold different views and some compromise might be needed. We would like to have people sign on to the plan, whatever it may be, and not change it as it costs time and money to our faithful sangat. If any member needs any more additional or detailed information, I will be glad to provide them this by media or meet them or however the member wishes to receive the information.

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*My personal comments:*

Let us do everything we can to support the sangat who gave generously and continue to give everything they can, at every kirtan to support the Gurdwara Sahib. We would not want our young children to grow older before we have a place of worship for them. This is a request voiced by many young parents or soon to be parents who are actively participating in labor intensive activities required by the Gurdwara. I have been receiving many calls from Sangat members as to the progress of the Gurdwara Building. I respectfully believe that we owe a credible explanation to them where we could suggest Gurdwara opening dates.

I beg your forgiveness in advance if I have stated something negative or offended someone.

Please be at the meeting on Sunday August 7<sup>th</sup> at 2:00pm at the Gurdwara Sahib