

Holy Transfiguration Greek Orthodox Church



WHAT'S NEW WITH YOUR CHURCH PROJECT?

The Metropolitan's Visit - In February, we were blessed to have his Eminence, Metropolitan Gerasimos, visit us from San Francisco to celebrate our 50th Anniversary. I was fortunate to have some opportunities to discuss our project with him and the dream of this community. His Eminence remained completely optimistic when discussing our future and our project. His Eminence considered our project very achievable and has no doubt that if the will of this community is to build a new church we will make it happen.

Needless to say it was extremely uplifting to have his Eminence as well as his Grace Bishop Anthimos with us. Their presence made our celebration a tremendous event, their leadership and wisdom were well timed, and I foresee 2008 being an extremely positive year for this community. I thank all of you who remain positive and have provided encouragement over the past several years till now. Your love for this parish continues to inspire and motivate me.

Spring of 2008 - This spring I will begin working with our new subcommittees toward several goals for 2008:

- Raise more than \$300,000 through pledges received, fundraising, and donations
- Complete our final design
- Outline a phased approach to begin construction

Your help, inspiration, and love are needed. I am unafraid of criticism, but ask that you consider providing a positive suggestion with each concern of the project that you may have. As we remain positive and connected as a community, we will accomplish all of our needs.

A New Building Project Newsletter - This publication is intended to keep folks updated with project details and encourage involvement. As you become familiar with this I hope you will provide feedback and let me know if I am providing all that need to know about our project.

HTGOC PROJECT CHECKLIST

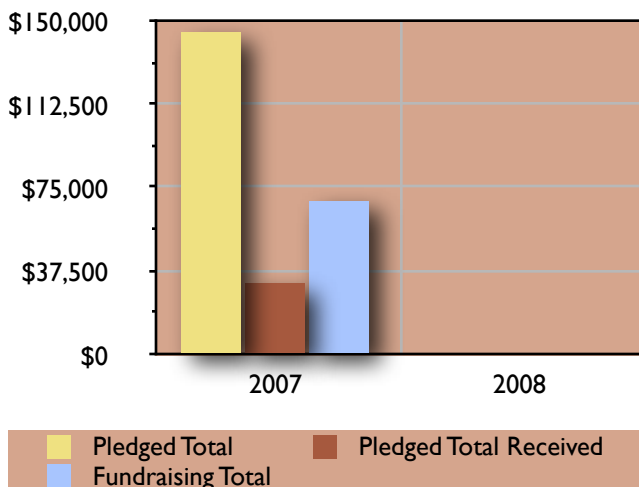
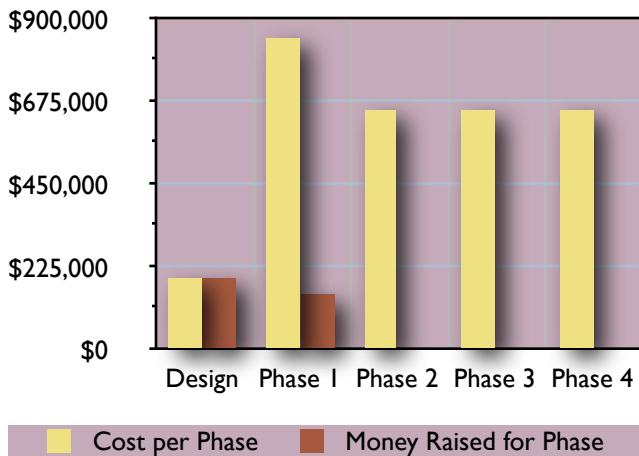
X	Conceptual Design
X	Submit Conceptual Design to Metropolis
X	Prepare Pledge Packets
X	Raise Design Funds
X	65% Design
X	Submit 65% Design to Metropolis
X	Form Subcommittees (Fundraising & Design)
	Final Design
	Submit Final Design to Metropolis
	Obtain Building Permit
	Raise Phase I Funds
	Begin Phase I
	Raise Phase II Funds
	Begin Phase II
	Raise Phase III Funds
	Begin Phase III
	Project Completion

Pledge Information

We continue to receive pledges, discuss our project, and visit with those that have and have not pledged to our project.

Below you will find information concerning our number of pledges, donations pledged, donations received, as well as additional account information:

Pledges	18
Pledged Total	\$146,120
Average Pledge Amount	\$8,060
Pledges Received Total	\$33,900
Non-Pledged Fundraising Total	\$70,000
Building Fund Account Balance	\$235,000



Building Project Subcommittees

In January, 2008 subcommittees were created to help our community move closer to our goal of building a new church. Individuals were approached and asked if they would be willing to put in the time and energy to help our building project be successful. These members of our community are providing a service to our church and should be given all our support. I want to thank them for all the work they have done and all the work they will do.

<u>BUILDING COMMITTEE</u>	
<u>Chairman</u>	Greg Lotakis
<u>Parish Council President</u>	Maria Baskous
<u>Priest</u>	Father Leo Schefe
<u>FUNDRAISING</u>	
Christina Mataragas	Maria Baskous
Dialekti Lambernakis	Anna Maroulis
Rena Ivanov	Diane Primis
<u>DESIGN/PLANNING</u>	
Mary Pennino	Emmanual Daskalos
Paul Cooley	Illiya Pekich
	Brite Niezek

At this time I remain the building project chairman and have asked Father Leo and the Parish Council President, Maria Baskous to remain closely tied to both new subcommittees and our project information.

Anyone interested in helping should let me know and we can get you involved in our project. There may be a need that I have not recognized and should consider - please bring these ideas forward. As you can imagine when we are ready to construct there will be much to do and many ways to help!

Rumors & Questions

Q1 Does Greg Lotakis work for our Architect - Krochina Architects?

A1 No. I work for the Alaska Railroad as a Project Manager for Civil Engineering related projects. I receive no money or benefit when working on our church project.

Q2 Have we spent over \$100,000 on architecture and design fees?

A2 Yes. We have spent approximately \$120,000 to date on 65% Design Plans and project renderings. Typically, design costs range from 7 to 10% of the construction cost. Our project is estimated at nearly \$2.5 million (Includes Parking & Landscaping). This would constitute a design cost range from \$175,000 to \$250,000. Our costs have been far less, with a significant portion of time and talent donated by our architect, Krochina Architects over the past 12 years. The resources donated by Pat Krochina would shock many. These include free meetings, free reproductions of drawings, free editing of conceptual plans, as well as much more. We would spend far more if Mr. Krochina did not consider helping our community as a part of his Stewardship as a fellow Christian. We are very grateful for his patience, commitment, and love for our community.

Q3 When I built my house I didn't need to complete the design to get the permit for construction - I heard that we have to complete our design before we can get our building permit?

A3 Yes. Residential and Commercial projects are different and treated differently by the Municipality of Anchorage. We ARE required to complete design before we can apply for a permit. Even after we complete design we may have minor editing of the plans to receive our permits.

Q4 Is it true that final design and permitting may cost us more money?

A4 Yes. To complete design, pay for permitting, and receive our permits it will cost us approximately \$80,000 beyond what we have spent.

Q5 I heard our building fund money is used for yearly operating costs?

A5 No. We do not use building fund money to support our church unless it is a building fund expense. We have, in the past 5 years, provided small loans to operating cash flow or festival startup, but these have always been repaid.

Prior to my involvement I have heard that building funds were used for projects needed around the church. It is my goal, as well as that of the parish council, to maintain an emergency account and have a yearly maintenance budget. Over the past two years we have begun meeting these goals.

Q6 How much will it cost to operate our new church?

A6 We have discussed our project with our insurance company, we have reviewed utility information, and we have estimated yearly operating costs for our new building at approximately \$30,000 per year.

Q7 How are we going to pay for our new church operating costs?

A7 When our church has been completed funds raised from our yearly car raffle will no longer be required to support our building fund. Yearly, this brings in \$20,000 to \$25,000 alone. This fundraiser, along with other work throughout the year, will be used to support our new church facility.

Q8 My home or small building project was not as expensive as our church project has been estimated - why does this cost so much?

A8 Without knowing what was put into your project I cannot speak to why your particular home or building project cost less than what we estimate per square foot for our new church. Building materials and construction costs have all risen. We are estimating our church project at \$270 to \$300 per square foot. These costs come from our architect's estimate and two separate contractor's estimates. Also, In visiting St. Katherine's Greek Orthodox Church in Arizona their per square foot costs are right at \$300 per square foot for their new 11,000 square foot church.

CALENDAR:**MAY/JUNE**

- I. My visit to Phoenix -
The new church project
for St. Katherine's Greek
Orthodox Church (Fr.
Philip Armstrong's Par-
ish)
- II. What Fundraising Pro-
jects will we have for our
new church?
- III. How are we going to
phase our project to get
things going?

**HTGOC Building
Project Stats****Sanctuary Level**

- Approximately 4,480 Square Feet
- Church Seating - Over 200
- 18-foot Diameter Dome
- Top of Dome Height - 43-feet
- Bell Tower w/Bell
- Cry/Bride Room w/Bathroom
- Handicap Restroom
- Bookstore Area
- Full Narthex
- At-Grade Entrance for Car Drop Off and Pick Up

Hall Level

- Approximately 4,480 Square Feet
- Hall Seating - 180
- 10-foot High Ceiling
- Satellite Kitchen
- Outside Entrance for Kitchen and Hall
- Restrooms
- Storage & Mechanical

Site Plan

- New Parking - 70 Spaces
- Handicap Parking
- Outside Patio near Hall
- Path Around Church

Holy Transfiguration Greek Orthodox Church
2800 O'Malley Rd.
Anchorage, AK 99507

**Parishioner Name
Address
In Alaska**