

ST. HAGOP ARMENIAN CHURCH

PINELLAS PARK, FLORIDA

NATURE OF WORK	CONTACT	COMPLETED	TOTAL COST	PROJECT SIZE	% OF WORK
ARCHITECTURAL SERVICES INCLUDING SITE APPROVALS	ARSEN BAYANDRIAN ST. HAGOP ARMENIAN CHURCH 7050 90 TH AVENUE NORTH PINELLAS PARK, FL 33629	OCTOBER 2007	\$3,820,000	8,100 SF SANCTUARY 6,000 SF MULTI-PURPOSE 21 SINGLE FAMILY LOTS 10 ACRE SITE	100%

THE MEMBERS OF ST. HAGOP ARMENIAN CHURCH HAD BEEN WORKING TO GET A CHURCH AND AN ASSOCIATED HOUSING SUBDIVISION BUILT FOR OVER 3 YEARS AND HAD ENDED UP WITH A PROJECT THAT WAS WELL OVER-BUDGET AND WELL PAST DUE. LAFFERTY ARCHITECTURE STEPPED IN AS THE ARCHITECT-OF-RECORD WITH AN ENHANCED SCOPE OF SERVICES WHICH INCLUDED ALL THE NECESSARY RE-ZONING AND PERMITTING TO ACCOMPLISH THE PROJECT.

AFTER REVIEWING THE PROJECT, AND WORKING CLOSELY WITH THE CHURCH AND THE PROPOSED CONTRACTOR, WE REDESIGNED THE STRUCTURAL SYSTEM, INCORPORATED ALL THE SPECIAL FEATURES THAT THE CHURCH DESIRED, AND ADDRESSED ALL THE CONCERNS OF THE AGENCIES HAVING JURISDICTION OVER THE PROJECT. IN DOING SO, THE BUILDING DESIGN BECAME MORE TRUE TO TRADITIONAL ARMENIAN CHURCH DESIGN, THE STRUCTURAL, ELECTRICAL, AND MECHANICAL SYSTEMS WERE SIMPLIFIED, YET ENHANCED TO OPERATE THE WAY THE CHURCH ACTUALLY DESIRED THE OPERATION, AND THE SCOPE OF WORK WAS CLARIFIED FOR THE CONSTRUCTION CONTRACT.

DESPITE ADDING OVER \$200,000 IN SCOPE OF WORK (INCLUDING A COMMERCIAL KITCHEN AND MULTI-PURPOSE ROOM STAGE) AND SUSTAINING ONE YEAR OF RISING CONSTRUCTION PRICES, THE REDESIGN SAVED THE CHURCH OVER \$200,000 AND THE PROJECT IS NOW NEARING THE COMPLETION OF CONSTRUCTION – AND SCHEDULED FOR CONSECRATION BY THE CATHOLICOS OF THE ARMENIAN ORTHODOX CHURCH IN OCTOBER.

