

WOW! Webmail

jameswdavidson@wowway.com

CUMC Building Program

From : dalroszimm@sbcglobal.net

Mon, Dec 08, 2014 03:30 PM

Subject : CUMC Building Program**To :** David F Schultz Associates Ltd
<dfs@l@sbcglobal.net>**Cc :** buildcomm@communityunitedmethodist.org**Reply To :** dalroszimm@sbcglobal.net

David & David

We are at the point in our proposed building program of determining exactly what we can complete in phase 1. We believe we can definitely: (1) complete the current building's sprinkling system; (2) renovate the first floor to do the welcome center as proposed; (3) complete the first floor addition, including the proposed office complex; and (4) relocate the nursery to the first floor. Based on the estimates you provided on October 6, 2014, it is my understanding that the cost of the above items, including soft costs, are as follows:

1. Sprinkling the remainder of the current building: \$200,000.
 2. Remodeling the first floor to provide the welcome center, including \$9,000 for demolishing the current interior first floor stair, \$225,000 for "other remodeling", \$28,000 for the sanitary connection, and \$73,500 for the new stairway for a total cost of: \$335,500.
 3. Completing the first floor addition, including the office complex and \$11,600 for sprinkling that area: \$384,400.
 4. I assume the cost of relocating the nursery is included in the \$225,000 estimate for other remodeling. It would be helpful to have that cost identified separately.
- Your October 6 estimate also showed \$316,000 for soft costs, which I understand to be an estimate for all other costs associated with the building program, including architect and construction contractor fees.

If my understanding is correct, the estimated cost of what we have decided to do in phase 1 would be \$1,235,900, exclusive of HVAC costs. Please verify if my understanding of estimated costs is correct. If it is not, Please advise which estimates are incorrect and provide the correct estimates where error exists.

At this point, the estimate we have for heating and cooling the renovated first floor area, including the addition, is \$285,000. We will be receiving another estimate of that cost pursuant to a contract with Professional Service Industry, Inc. However if the estimate we have is indeed the heating and cooling cost we will incur, it appears that the total cost of that portion of the overall building program we have decided to do in

phase 1 will be about \$1,520,900.

In addition to the above, we would like to add the proposed shower and laundry facilities at an estimated cost of \$139,000 and a new library skylight at an estimated cost of \$21,000. Finally, we would like to receive an estimate of the additional cost for completing only the exterior of the proposed second floor addition. If we could do this as part of phase 1, we could avoid the cost of a temporary first floor roof, the later start up cost of the second floor addition, and the cost of moving roof top HVAC equipment.

Providing the requested information will be extremely helpful to us as we move forward with our building program. Thank you.

Dale

Webmail

jameswdavidson@wowway.com

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Fw: 1109 - Phase 1 Building Plan Proposal

From : dalroszimm@sbcglobal.net

Thu, Sep 18, 2014 01:46 PM

Subject : Fw: 1109 - Phase 1 Building Plan Proposal**To :** buildcomm@communityunitedmethodist.org**Reply To :** dalroszimm@sbcglobal.net**From:** dalroszimm@sbcglobal.net**Sent:** Thursday, September 18, 2014 1:38 PM**To:** [David F Schultz Associates Ltd](mailto:David.F.Schultz@Associates.Ltd)**Cc:** buildcomm@communityunitedmethodist.com**Subject:** 1109 - Phase 1 Building Plan Proposal

David

At our meeting on Monday night the Building Committee decided that in phase 1 of the building program we will do:

1. The sprinkler system for the rest of the building. Projected cost = \$264,000. Since, as shown below, we plan to do the first floor of the proposed building addition, I believe, based on your October 16, 2013 estimate of costs, sprinkling the new addition will cost about an additional \$20,000.
2. The welcome center as shown on scheme D, including the sanitary line connection. Projected cost = \$346,000.
3. The first floor remodeling and addition, including the office area, as shown on scheme D. We projected a cost of \$555,000 for this work, which was arrived at by adding \$320,000 for the first floor "shell" to \$225,000 for office & administrative remodeling. Perhaps we should have used \$435,000 rather than \$320,000 for the first floor shell alone.
4. Bring the nursery down to the first floor as shown on scheme D. We used a \$150,000 guesstimate to complete this portion of the first floor remodeling.

Please provide reliable cost estimates for the portion of the work we are planning to do in phase 1 of the program. We will not need a new schematic design for this phase because we are doing what is already shown on the existing scheme D design of the first floor. Jim McCloud will be discussing the proposal for heating & cooling the new space. The Committee, at this point, does not have an estimate of the cost for this part of the project.

Let me know if you believe it is desirable for us to have a meeting to discuss the proposed phase 1 plan.

Dale

MEMORANDUM OF MEETING

PROJECT: 1109 - Community United Methodist Church - Naperville, IL
DATE: September 24, 2014
PLACE: Existing Church
PRESENT: Dale Zimmerman - CUMC
Pastor Grace - CUMC
Jim McCloud - CUMC
David Choi - DFSAL
David F. Schultz - DFSAL

DISCUSSION AND ACTION:

1. Issues with undocumented existing building elements were discussed as follows:
 - The architect will determine how to best incorporate the 3 phase electrical panels at the current offices with the goal, if possible, not to move these panels.
 - The sewage ejector pump under the ground floor steps will be removed in favor of a hard connection to the existing underfloor/underground sewer.

2. The architect presented a revised schematic design labeled "Scheme G". The Owner had the following comments for revisions:
 - Flip the locations of the workroom/CE Office with those two offices on the public corridor.
 - Attempt to make a portion of the balcony from the ramp ("ramp to nowhere") accessible by moving the stairs north.
 - Make the heat/cool system in the new and existing areas of the ground floor a new forced air heat/cool system. This includes the existing ground floor areas north of the fire wall and all new areas of the ground floor addition.
 - Re-work the west elevation to diminish the importance of the ground floor entry doors
 - Re-work the new south elevation to make this the "prominent" building entry.
 - Provide a new East-West sidewalk from the parking lot on the east to the public sidewalk on the west that also connects to the new south entry.
 - Room 102 is to be remodeled for PADS showers/toilets (both men and women). Owner to forward their ideas for this remodeling to architect

The architect will make these revisions to the schematic design scheme and forward same to Owner.

3. An updated budget was discussed. The architect will revise this budget to reflect the following:
 - Relocating the three phase electrical panels at the offices (if it is necessary to move them).
 - Moving the existing southwest balcony steps to make a portion of the balcony accessible.
 - Retrofit a forced air heat/cool system in the existing ground floor north of the fire wall.
 - Keep the alternate bids in the scope for now. This will permit the Owner to make a final decision on inclusion at a much later date (with hard bids).

The architect will make these revisions to the schematic design project budget and forward same to Owner.

4. The Owner will provide the architect with a budget from their consultant for the retrofit of a forced air heat/cool system in the existing south half of the ground level, along with catalog cuts describing the system to be employed.

5. The Owner advise that none of the fire places are operational in the south half of the building.

6. The Owner requested that the architects forward to them the name and contact data of the general contractor they have been working with for pricing/budgeting on the project, as well as a packet describing and facilitating the selection of a general contractor for the project (who will competitively bid to the subcontractors and pass all savings on to the church).

7. The Owner will contact local churches who have been through the public hearing process to find an attorney that they were satisfied with that guided the public hearing process.
8. The current project schedule was outlined, in general, as follows (to be finalized at a future date):
 - +/- Early November 2014: - Congregational vote to move forward with next steps for the project
 - +/- Late November, 2014: - If congregational vote is positive, start the general contractor selection process.
 - +/- December, 2014: - UMC Conference approval process.
 - +/- January, 2015: - Congregational vote to proceed with the project.
 - +/- January, 2015
(after congregational vote):
 - Commit to a general contractor via contract.
 - Start the public hearing process
 - Sign a contract with the architect (AIA B104) for the "Balance of Services" and commence the Design Development Phase of services (detailed design of all rooms, elevations, floor plans, finishes and building systems).
9. The architects reminded the Owner that ERA needs to update their topo/utility survey to reflect the following:
 - Removal of the house
 - Indicate floor to floor height data
 - Indicate west building elevation data
 - Indicate south building elevation data

This memorandum constitutes our interpretation of matters discussed and decisions reached. If you have any corrections or additions, please advise immediately.

Submitted by,

David F. Schultz AIA
David F. Schultz Associates, Ltd.

Distribution: Dale Zimmerman - Community United Methodist Church
Building Committee - Community United Methodist Church
David Choi - DFSAL

WOW! Webmail

jameswdavidson@wowway.com

Timeline

From : Al Brunsting <abrunsting@comcast.net>

Tue, Nov 18, 2014 05:30 PM

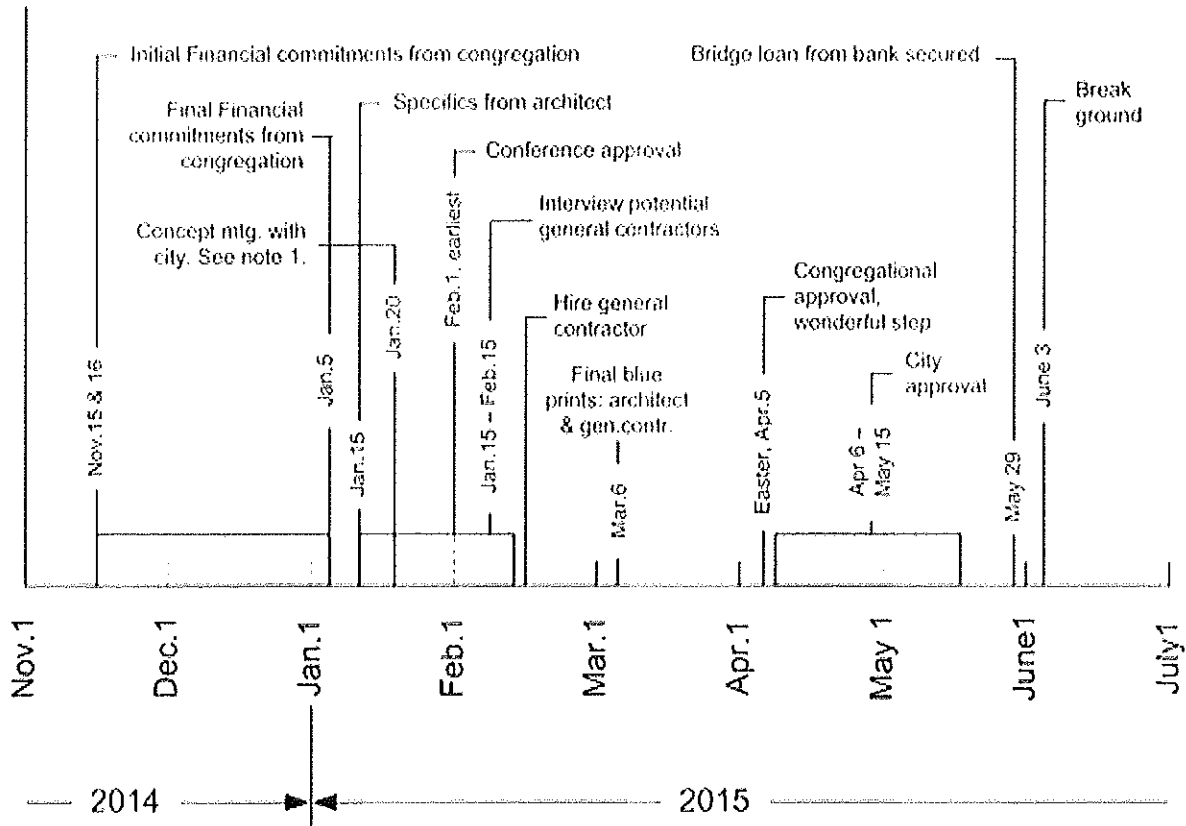
Subject : Timeline

2 attachments

To : buildcomm@communityunitedmethodist.org

Dear Building team, here is the updated timeline that we agreed to on Nov.17. See also attached. This is meant to be a working document that can be easily changed. – Al

Revision 2



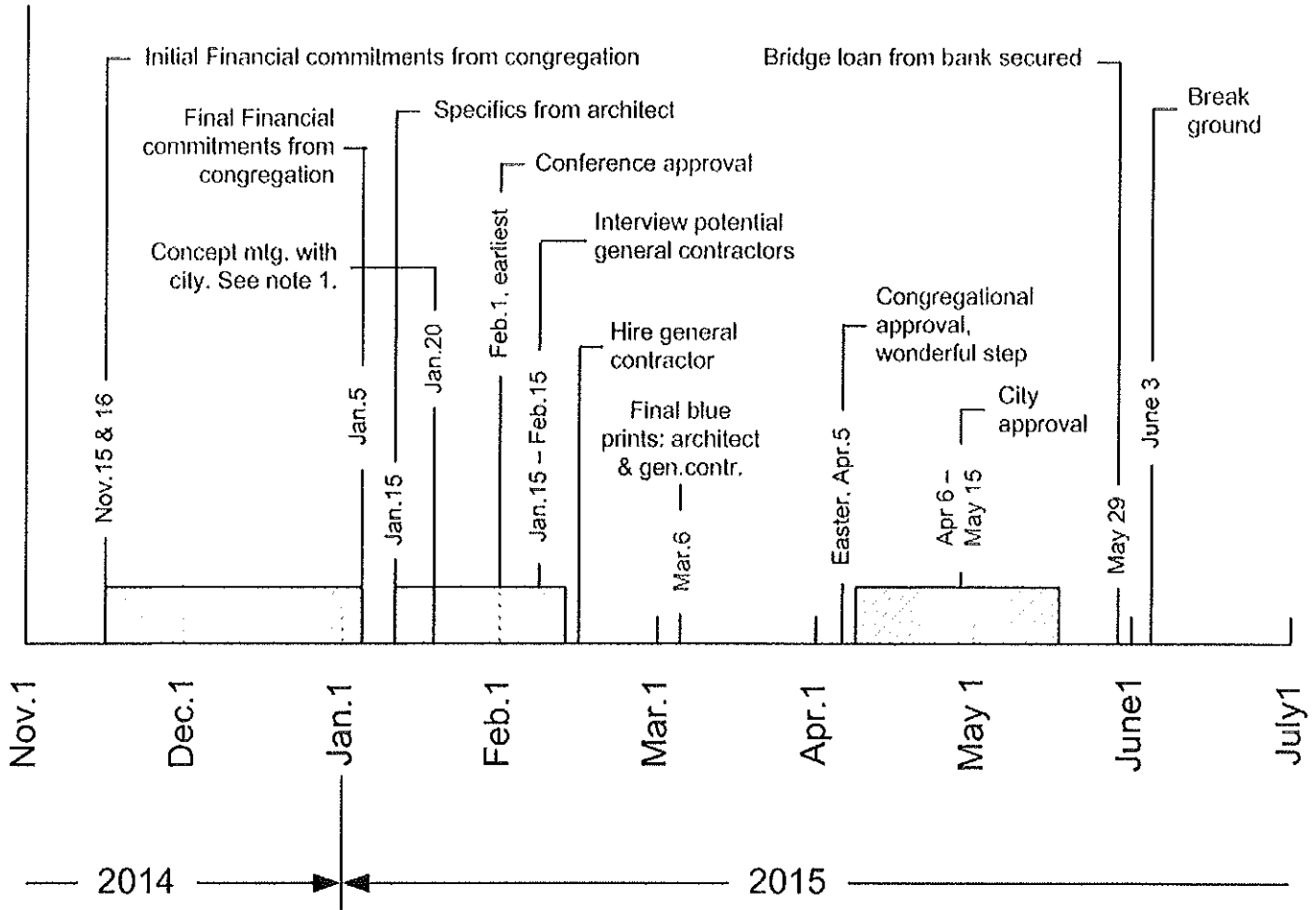
Revision history

- 1. Oct. 21, '14, updated dates from PG.
- 2. Nov. 18, '14, added Jan 20, "Concept mtg with city" at the request of the BldgCom, Nov17.

Notes

- 1. Addendees include architect, Pastor Grace, Jim McCloud, & Dale Zimmerman.

Revision 2



Revision history

1. Oct. 21, '14, updated dates from PG.
2. Nov. 18, '14, added Jan 20, "Concept mtg with city" at the request of the BldgCom, Nov17.

Notes

1. Addendees include architect, Pastor Grace, Jim McCloud, & Dale Zimmerman.

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November 17, 2014 Building Committee Meeting

From : dalroszimm@sbcglobal.net

Sat, Nov 22, 2014 11:12 AM

Subject : November 17, 2014 Building Committee Meeting**To :** buildcomm@communityunitedmethodist.org**Reply To :** dalroszimm@sbcglobal.net

The Building Committee met on November 17, 2014, with the agenda topics being: 1. discussion of the portions of the building program which will be completed in phase 1 of the project; 2. discussion of the time line for completing the project; 3. determination as to whether the G1 or G2 schematic submitted by the architects should be approved; and 4. a discussion of fellowship/listening/conversation problems experienced by persons with hearing impairments in larger venues such as our new welcome center. Availability of bridge loans during construction was also discussed. Members present were: Al Brunsting, Ed Cotner, Dean Craig, Jim Davidson, Bill Denwood, Jennifer Gilmore, Jim McCloud, Paula Overstreet, Ollie Taylor, Bonnie Valiant, and Dale Zimmerman.

Jim D. reported that Lisle Savings has promised that a line of credit in the amount of \$500,000 will be available to CUMC at all times. Naperville Savings & Loan has also indicated it is interested in providing a bridge "loan". Jim stated that advances from the line of credit from Lisle Savings will be available without adding to the church mortgage.

At the Build to Serve tailgate party on Sunday, November 16, Rich Fleming reported that \$1,729,943.23 had been pledged to the building capital campaign. (An update on November 18 raised that amount to \$1,740,309.23.) Based on that very encouraging news, the Committee is satisfied that the first floor welcome center, the first floor addition, including the proposed office complex, completing the building's sprinkling system, and relocating the nursery to the first floor can all be completed in phase 1 of the building program. Whether the proposed showers and laundry facilities can also be done may depend on the cost of installing roof top units to heat and cool the renovated portion of the first floor, including the addition. Jim M. stated that an evaluation by Premier Mechanical gave an estimate of \$285,000 for such a system. However, it appears that evaluation was done in May of 2013 before the Committee had even given any consideration to completing only the first floor of the addition as a part of phase 1. In any event, the Committee will receive a report from Professional Service Industry to provide a second estimate for comparison purposes. Al suggested that we initially plan to do work estimated to cost \$1.56 million in phase 1, leaving about a 10% margin to cover possible cost overruns. The Committee agreed, recognizing that we may add additional portions of the overall building program if cost

overruns do not occur.

The project timeline prepared by AI was discussed and approved. As a part of the timeline consideration the timing of a concept meeting with the City was discussed. Based on our understanding that the City would expect us to bring certain detailed information to that meeting, it was stressed that we need to determine exactly what the City will require. For example, Ed mentioned that we might be expected to provide a parking study. Dale stated that our architects would work with our City project manager to gather that information. The Committee decided to add a date of January 20, 2015, for that concept meeting to the timeline AI submitted.

After a short discussion the Committee adopted the proposed G1 schematic as the drawing which presents the most desirable layout for the new first floor nursery.

Dale handed out copies of an email he received from Greg Hubert on the hearing issue. Dean said he was familiar with the types of problems experienced by persons with hearing difficulties, particularly as a result of his work with CUMC'S hearing loop. He will serve as the Committee's representative in discussions of this issue with the architects. He suggested that Sylvia Kupferer as well as Greg Hubert be a part of that discussion.

Dale

NOTE: After the meeting I discussed the timing and purpose of the concept meeting with David Choi, the architect working most directly on our project. He advised that the purpose of the concept meeting was to receive information from the City officials involved as to what detailed information we will have to submit for the public hearing on the project. All we need for the concept meeting is the general footprint of our proposed plan. Based on that information, I believe we will want to have the concept meeting earlier than January 20.
