

Building Committee
Updated Minutes
11/21/16

Attendees: Kevin Markwell, Al Brunsting (note taker), Nate Burke, Jim Davidson, Rich Fleming, Paula Overstreet, Ollie Taylor, Jim McCloud, Brenda DeGeer

- 1) Building Pledges
 - a) Building to Serve 3 year pledges terminate at the end of 2017.
 - b) Pledgers are mostly on track with their commitments.
 - c) Brenda's financial report (as of Oct. 31, '16) to the Building Committee shows that we have \$1,511,133 net cash remaining available for the building project.
- 2) Prospective General Contractors for our project. Status of walk-around tours of our building.
 - a) Jim McCloud's summary of his guided tour. Received 11/21, 7:57pm.

Carlson and Son looked over church, old office space, parlor, boiler room and donut hall (2nd floor). They made notes on blueprints, did not want to look at fire sprinkler system under northwest corner of building. I was with them for 1.25 hours.
 - b) Brenda DeGeer's summary of her guided tour. Received 11/22, 11:22am.

On Thursday, November 17, 2016, I escorted Derek Blecha of ?Johnson? Company (general contractor) and a number of related subcontractors around the buildings for nearly 2 hours. They asked a lot of questions, primarily of the general contractor. It sounded as if the fire prevention system will be very complex and expensive to complete. They spent a lot of time looking for alternative ways to get the electricity to the fire panel including going outside. All present seemed very interested in the work, had brought their own prints either on paper or on tablets, and most took pictures of different areas of the church. A few times I heard statements alluding to the fact that the drawings were not "current code" in certain situations. They were told to bid the job per the drawings but including a written question or statement of such a problem.
- 3) The Nicholas invoice for \$5,000 was approved by the BC for payment. Al & Kevin signed off on that invoice & Brenda will pay this invoice.
- 4) A project time line is necessary, including all the major milestones. The project time line will be updated as necessary.
- 5) Criteria for Building Committee's evaluation of original plan, Plan J, & Plan K. From Kevin, received 11/22, 7:04am.
 - a) Overall cost
 - b) Welcome center layout (input from Evangelism/pastors)
 - c) Drop off zone
 - d) Office plan (input from staff)
 - e) Nursery location
 - f) Curb appeal
 - g) Correction of fire issue with center stairs
 - h) Parking/access
 - i) Fits with final plans (doesn't create additional cost by undoing work later)
 - j) Tradeoffs. Here is the explanation:

There will be multiple features requested by our congregants. Each requested feature will have cost and associated benefit. Each of these requested features may be in addition to the features for a given plan. A requested feature might be exchanged (a tradeoff) a feature already on the feature list.

For example, a request is made for PADS-showers that are not in the recommended plan. Let's say that adding PADS-showers costs an additional \$50K and delays the finish-date by 2 weeks. Here we are trading an additional feature for an additional cost and some time. (This is just a hypothetical example.)

We anticipate that feature requests will be made. We need a way of estimating the effects on the whole project costs and on the whole project completion date. My suggestion is that we leave "tradeoffs" on this list as a place-holder for these types of issues that will come-up.
- 6) *Process/schedule:*

- a) *Re-bid original plan*
 - b) *Analyze cost of original plan*
 - c) *Determine fate of original plan, if not moving ahead with original plan:*
 - d) *Schematic bids of J and K*
 - e) *Determine probable cost of J and K. Our architect can be asked to provide these estimates after the bids are received for the original plan.*
 - f) *Analyze factors separating J and K*
 - g) *Determine recommended plan*
 - h) *Seek approval for recommended plan from district*
 - i) *Seek approval for recommended plan from congregation*
 - j) *Develop necessary architectural work*
 - k) *Final bids for plan*
 - l) *Construction loan if necessary*
 - m) *Construction contract*
 - n) *Ground breaking*
 - o) *Begin Phase II work*
- 4) Next Building Committee meeting: Dec.12, 6:30, location: TBD.