

Building Committee
Minutes, Rev.1 [April 1,'17]
3/27/17

Attendees: Pastor Grace, Paula Overstreet, Al Brunsting (note taker), Ollie Taylor, Nate Burke (temporary chair), Garth Lawson, Jim McCloud, Brenda DeGeer,

1. Minutes of the Mar. 6,'17, meeting "rev.1", were unanimously approved.
2. Rider to AIA Document A101. See Appendix. For item 1 the Building Committee, BC, unanimously approved the following amounts for the (first, second) blank, (\$5,000, \$10,000). With these two amounts the remainder of the rider was approved by the BC.
3. Contract with General Contractor, GC. The BC recommend approval of this contract and its rider (as amended above) to the Church Council, contingent on final financial approval from our bank, NBT. Rich Fleming supports this action (ref.: his email of 3/27/17).
4. Performance bond for the GC. The cost to us would be \$54,000. On the strength of Rich Kafka's recommendation, the BC concluded that this bond and associated expense is not necessary.
5. Nursery. Beth Hagemeyer requested the four items shown in the last item in the Appendix. The BC requested that AB ask our architects to advise us on this request & make an estimate of the added cost. [Kevin, are you OK with this?]
6. Next meeting was tentatively set for April 10,'17, Monday, 6:30. Room 101.

[Appendix](#)

RIDER TO AIA DOCUMENT A101

This Rider is attached to and made a part of the Standard Form of Agreement Between Owner (Community United Methodist Church of Naperville, Inc., an Illinois not-for-profit corporation) and Contractor (F.B.G. Corporation, an Illinois corporation) (hereinafter "Agreement"). In the event of any conflict between the provisions of this Rider and the provisions of the Agreement, and all of the Contract Documents of the Agreement, the provisions of this Rider shall control:

1. The Contractor shall use all commercially reasonable and best efforts to obtain prior written approval, in the form of a change order, from Owner for any circumstance, unforeseen condition, or other event that might cause an increase in the Contract Sum, but the Contractor shall not stop the Work if the amount of increase is less than \$____, or the cost of stopping the Work will endanger the Work, or such stoppage will itself cause an increase in the Contract Sum greater than \$ ____.
2. Not more than one Application For Payment shall be made in any calendar month. If any Application for Payment (hereinafter "Early Request") is made within 30 days of the prior Application for Payment (except a March Application for Payment may be made 28 days after the February Application for Payment), such Early Request shall be deemed for all purposes to have been made on the first day of the following calendar month, and no further Application for Payment shall be made during such calendar month.

3. All Payments under the Agreement shall be made through an escrow with a title company approved by Owner's lender, and in a form and substance approved by such lender. The lender shall have the right to make inspections of the Work and approve all Payments for which Contractor makes an Application for Payment. All Applications for Payment shall be accompanied by a Contractor's sworn statement required by 770 ILCS 60/5 together with partial or final waivers of lien from Contractor and all persons named in the sworn statement.
4. Section 6.2 of the Agreement shall read as follows: For any Claim or other matter not resolved between Owner and Contractor, the sole method of binding dispute resolution shall be litigation in the Circuit Court for DuPage County, Illinois,
5. All provisions in the Agreement and the Contract Documents regarding mediation and arbitration are stricken. Owner and Contractor agree that no Claim or other matter shall be subject to any mediation or arbitration unless Owner and Contractor each agree, in their sole and absolute discretion, in writing, to mediation or arbitration on a specific claim or matter.

Dated this __ day of _____, 2017.

Community United Methodist Church of Naperville, Inc.,
an Illinois not-for-profit corporation,

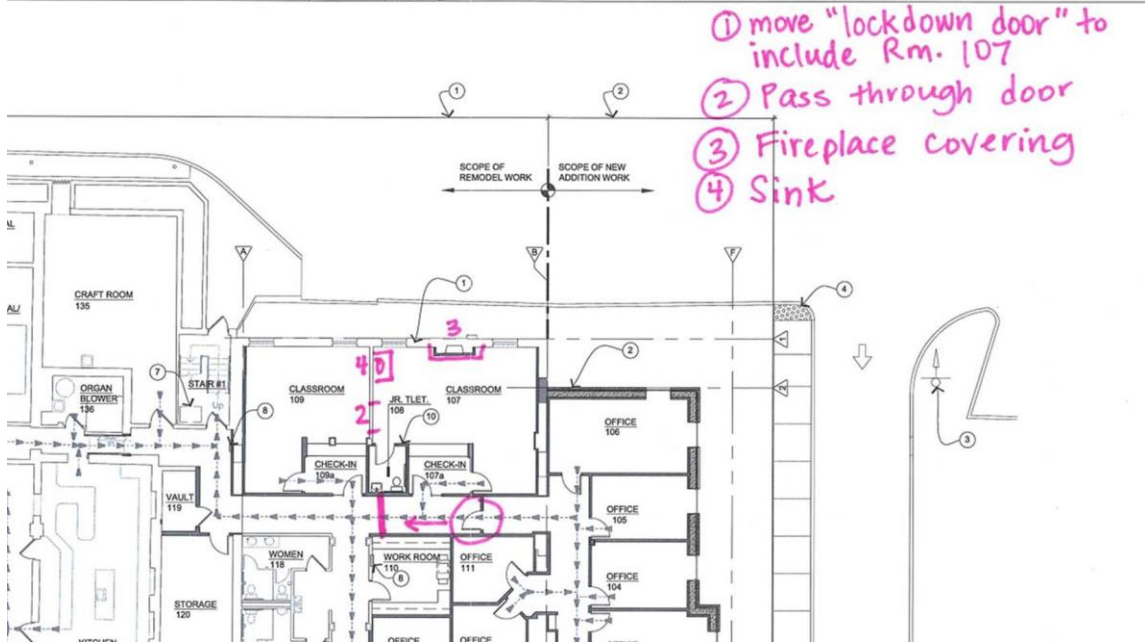
By: _____

F.B.G. Corporation, an Illinois corporation

By: _____

Requested changes to Nursery

ES AN INCIDENTAL USE - PER IBC SECTION 305.1.1	- Third Floor: 12,355 sf - New (Total): 4,335 sf - First Floor: 2,325 sf - Second Floor: 2,070 sf - Third Floor: N/A Total Area (New + Existing): 47,050 sf	REQUIRED INTERIOR FINISH FLAME SPREAD RATINGS (as per Table 803.5, International Building Code) - Stairs: Class B (25 to 75) - Corridors: Class B (25 to 75) - Other Spaces: Class C (18 to 200)
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David F. Schultz

99%
DO

Current whole project budget

Community UMC. Building Project Budget. 2017 & 2018 .
 Source: Brenda DeGeer, Mar.31,'17.

ESTIMATED COSTS

Construction Contract	\$ 2,138,000
Potential change orders and miscellaneous	128,280
Permits and fees	70,000
Lender title policy	1,500
Construction escrow	1,500
Environmental assessment	350
Appraisal	3,500
Draw inspection fees	1,200
Public record searches	150
Filing fees	150
Architect's remaining fees	16,600
Architect remaining fees	49,900
Interest - 2017 and 2018	<u>23,000</u>
Total	<u>2,434,130</u>

Additional cost estimates for work prior to construction
 Additional fees for overseeing the construction phase

ESTIMATED INCOME

Cash on hand	12/31/2016	1,020,396
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Original Pledge outstanding	503,706	
Additional Pledge outstanding	780,062	
Church mortgage (if necessary)	<u>129,966</u>	Amount needed to balance
Total	<u>2,434,130</u>	
