

Building Renovations Steering Committee Report

September 27, 2017

Present: Lamar Hicks, Jane Wilson, Kendyl Gibbons, Tom Pistorius, Bonnie Postlethwaite, Marilyn Carpenter, Bob Miller, Diann Spencer, Jane Gilbreath, Ruth Robarge, Lee Ann Bergin – Board Liaison

Updates

The start time for the roof has been moved up due to a cancellation. Brightry will move the solar panels from the Conover section of the roof to the lower roof, rather than to the ground saving money and time, this Monday and Tuesday. Zero Pitch will start roofing the end of this week, starting with the Conover section. They will move on to the Bragg section, allowing Brightry to move the panels back onto Conover. Zero Pitch will then finish with the lower section. Staging and storage of roofing supplies will be on the roof. A dumpster will be used to collect old roof material and placed on the west side of Bragg. It will be emptied daily. There should only be a couple of trucks in the parking lot. Walkways and doorways will remain usable and safe. The work will be done weekdays, ending by about 3:30. Each night the roof will be water tight. Amy (GW) will visit twice per week to review the work. The roof should be completed in a couple of weeks, depending on weather. The cost may be below budget.

The Straub contract should be in our hands next week. As general contractor Straub will oversee: Elevator, Tuck Pointing, Lobby Renovations and HVAC. This will give the steering committee time to review it and formulate any questions before our 10/11 meeting where we will vote to accept or decline. There is a possibility of including carpeting for Bragg. Due to separating out the roof from the other renovations we believe the final cost should be lower than estimated.

In preparation for the Elevator, Archives is being moved from room D to room A.

Finance

With the lower costs and excellent pledge payments that continue to come in, we may be able to borrow less. Our church mortgage balloon payment is due in January. Depending on what is needed we may be only refinance or we may add a construction loan, as originally planned.

The certificate of liability from Church Mutual Insurance was presented to Zero Pitch. For the rest of the renovation/construction we may need Builders Risk, Lamar will follow up.

Additional Discussion

The Committee will consider several ways to thank and recognize those who are making this project possible. Possible options that surfaced include dedication or plaque. It was pointed out that some may not want their name used. We will revisit this, thinking through what may be right.

Next Steps

The next meeting will be October 11 at 6:30PM. Bonnie will chair as both Lamar and Jane W. will be out of town. Information and the contract from Straub will be sent to members prior to the meeting for review.