

Building Renovations Steering Committee Report

October 11, 2017

Present: Bonnie Postlethwaite, Tom Pistorius, Chuck Downing , Marilyn Carpenter, Bob Miller, Jane Gilbreath, Ruth Robarge, Paul Hinds/Straub, Amy Eckhoff/GastingerWalker, Evelyn Maddox/visitor

Finance

An updated Expenditure Report will be available at our next meeting. At this time we are in receipt of two invoices from Gastinger Walker totaling \$4000 to \$5000. We have not yet received any invoice for moving the solar panels or for the roof.

The Capital Campaign Income and Expense Report through end of September 2017 shows a balance of \$578k. Pledge payments have been steady, and we expect an increase in payments as we near the end of the year. Projected expense is 1.67K. This is an estimate. The more we receive in pledges the less we will need to borrow; the plan remains to pay off the mortgage when the balloon payment is due January 2018 with a re-loan to include any additional for the construction costs not covered by pledge or endowment. At this time we are looking at a final loan of 320K. Again, this depends on final costs as well as pledge payments.

Update

The solar panels were moved to the lower roof, over the lobby. The roof work has not started but with some good weather should start next week.

We will continue to have a table in the Lobby after Sunday services to answer questions. Chuck will organize volunteers. Ruth and Chuck will take this next Sunday.

Bid from Straub

Amy/GW and Paul/Straub joined the meeting to review the bid, which is a bit higher than expected. One increase was due to an OSHA rule that becomes effective this month concerning the handling of silicon found in masonry, concrete and drywall. It requires ventilator masks be worn by workers and vacuums used to contain dust when removing or cutting materials, such as tuck point.

The concrete cost also increased due to or decision to replace the full set of Warwick stairs. The cost includes a hand railing. It also includes 5K for underpinning, which we may not need. This would be at the base of the elevator and depends on how close it is to the Bragg footing.

There may be up to 30K saving for masonry, as a lower bid was received from a different sub-contractor last April. Paul is still waiting for a response from this alternate sub-contractor.

The HVAC cost may decrease; Paul will be looking at other manufacturers.

The bid included 41K for replacing the retaining wall west of Conover. We would not need to do this as the wall is not going to fail. Paul explained that later, as a standalone project, we may be able to have the wall pulled up and reinforced for about 6K. The retaining wall item will be removed from the bid.

The Bragg carpet was not added in. If it is added in it would be the same carpet as the Lobby. We estimate it would cost an additional 23K. The Lobby carpet is the plank style we saw last spring. We will take another look at color choices see a mock up. If we go with the mock up \$1000 will be credited back by the supplier. Basically the mock

up costs \$1000. Also in the Lobby, the wall panel over the steps may not be replaced. This area is seldom used for art due to the difficulty in reaching and hanging art over the steps. This may save some.

The bid showed \$3500 for Landscaping and re-seeding. This work will be done ourselves, so the amount will be removed from the bid.

The bid showed electric feeders to the roof as the sub-contractor believed the condensers would be on the roof. The condensers will not be on the roof but on the ground. Removing this item saves 7K. Another part of the electric is the fire alarm system, which will now have to include the elevator. Depending on the alarm system and how it is set up we may need to replace it. But if the current system can be expanded we could potentially save 7K. Bob will get the current vendor information to Paul.

These various savings could total as much as 72K. Paul said Straub will give back 15K out of their General Conditions. So that is potentially a total savings of 87K.

The bid also listed several comments under Clarifications. Raised questions about costs, which were addressed above. The committee requested more information regarding a couple of statements. One concerned hazardous materials abatement being extra. Paul did not think they would run into any since we had done hazardous materials inspection earlier, but it is standard wording. However, if something was found (asbestos, lead, etc.) there would be an additional cost for abatement. Also wages paid will be at standard open shop rates, not prevailing rates. Prevailing rates would cost us about 20% more and for this size job open shop rates are common. Paul will provide information on minority and women owned sub-contractors used. He encouraged us to review the Straub Utilization Plan that they gave us earlier in the year showing their commitment to EEO.

In addition to construction cost we should consider warranties and extended warranties for the elevator and for the HVAC. ThyssenKrupp, the elevator company, provides a 1 year warranty and offers an extended 5 year warranty. If we accept the 5 year warranty we would save 23K of their charges. The HVAC company will also include a 1 year warranty and offers an extended warranty. The committee will need to review and see if this would really be cost effective, or if other maintenance companies would offer the same protection for less.

Timetable

Once begun, construction should run about 5 months. Straub will provide a schedule once we sign. It may take 5-10 days to research the cost saving suggestions and nail down the sub-contractors. Paul felt that we should have a contract ready to sign within 2 weeks, which would be in time for our next meeting. Due to the amount it should be reviewed by Audit Committee and signed by the Board President. A copy of the contract, without some of the exact numbers, could be provided to the Audit Committee ahead of time, so they could review the language. Bonnie &/or Tom will follow-up.

Once we have the contract signed we need a building permit from the city. Amy will check to see if we need to start over or amend the one we started. In any case the money already paid for a permit should apply. The permit may take 2 weeks.

Parking

Chuck provided copies of his report on the steps taken to find additional parking. In brief, the Kemper Museum, hotels, American Century all said no. CCC did not want to enter an agreement as they were going to start building on their additional lot. (Although no such contraction has begun.) The KCAI agreed to provide spaces through December. We may look at extending this, if the spaces are used. The petition to resign both sides of Walnut to allow street paring on Sunday was denied. We could try again to resign one side.

Next Steps

Paul will check on cost savings options described above and ready the contract. Amy will assist and also check on the building permit. Bob will get the Fire Alarm vendor information to Paul. Chuck will organize information table.

The next meeting will be October 25 at 6:30PM.