

Building Renovations Steering Committee Report

August 8, 2017

Present: Lamar Hicks, Jane Wilson, Tom Pistorius, Bonnie Postlethwaite, Bob Miller, Diann Spencer, Jane Gilbreath, Chuck Downing, Ruth Robarge

Financial Report

Invoices will be reviewed by Tom and/or Bonnie who will complete a check request, Jane and/or Lamar will approve the check request and hand it over to Vicki (Bookkeeper) who cut the check, see that it is signed and mailed. We will ask Vicki to notify Tom and/or Bonnie via email when the check is mailed.

Bob reviewed the Income and Expense report as well as the Meeting the Gap Report. Income as of end of July was \$784,404.52 and total expenses \$228,511.32.

Amy Eckhoff-Gastinger Walker and Paul Hinds-Straub Construction

Questions raised at the last Steering Committee meeting had been sent to Amy, and she along with Paul were invited to address them at this meeting.

Roof bids – Paul had obtained seven bids ranging from approximately \$200,000 to \$400,000. The job includes tear off, repair of decking where needed, including Conover, with a 30 year warranty. Of the bids received Paul recommended Zero Pitch Roofing siting that Straub as well as his own church used them, and they were happy with the results. Their bid was \$210,070. That would be before any general contracting costs if we included the roof under general contracting with Straub. We could contract with Zero Pitch Roofing directly as a stand-alone project. We may not need a general contractor to oversee the roof, but may want to have some kind of inspection/oversite done. Amy suggested using Benchmark, who had done the roof inspection, for that purpose.

The roof replacement should not affect church activities, other than the pounding and taking space in the parking lot for the lift and dumpster.

Masonry repairs (tuck pointing) – could be a stand-alone project and started whenever.

HVAC – Since replacing HVAC has many aspects Paul and Amy agree that a general contractor be useful.

Elevator – We asked for an estimate of costs to compare placing the elevator inside (coat room) versus external (Warwick side). The modified drawing and scope of work is nearly completed. Paul felt that the cost would be about the same either way. With the internal elevator the pit would be hand dug, cement slabs would be cut and removed, construction noise and debris would be inside, and areas of the church would be shut down during construction. With an external elevator the pit could be dug with machinery, debris etc. would be mostly outside and not affect internal church activities, but the outside of the elevator would need finishing, likely with brick to match the exterior of the church.

Other benefits of placing the elevator externally were discussed: alleviate the “pinch” point between lobby and hall, noise from elevator less and further from Bragg, small alcove in front of elevator – people waiting for elevator out of traffic flow.

From the boring tests done it appears that a rock shelf, fairly level, runs about five foot under the basement. This is good as the elevator pit will need to be 5 feet deep. The shelf would provide good support and only a small bit of the shelf, if any, would need to be excavated.

Lobby Carpet and Track Panels – could be done anytime but probably done last.

Timing – Paul suggested avoiding cold weather construction, as that can increase the cost especially when it comes to pouring concrete. For the elevator it may take 6-8 weeks to complete drawings and get bids. Actual construction would be about 3 weeks. Possible completion would depend on when the subcontractor could start. If the forecast is for a mild early winter we may want to start this fall. If not we may need to wait till spring. The roof and other aspects of the renovation could go forward.

Clarify Gastinger Walker Role

Amy described their role as providing construction administration services. They will review work, answer questions from contractors, add supplemental instructions as needed, review pay applications (bills) and percent completion statements, review any change order requests. They will bill hourly to the contracted maximum.

Actions Taken

Unanimously the committee agrees to proceed with a refreshed bid from Zero Pitch. Their bid had included removing the solar panels but we will contact Brightergy since as per our agreement with them they will do any moving of the panels. We could have a contract by the committee's next meeting.

Also, the committee accepted unanimously a proposal from Gastinger Walker for additional services to include additional design development and construction documents totaling \$19,600.00.

Next Steps

Amy will forward updates as available.

Amy will contact Zero Pitch and Benchmark

Chuck will contact Brightergy

Members of the committee will be available after the Sunday Plus Lunch 9/3 or during the Ice Cream Social 9/4 and a future church chat may be considered.

The next meeting will be August 23 at 6:30PM.