

Building Renovations Steering Committee Report

February 13, 2018

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

Carpet

The original carpet tile colors, suggested by the architect, were Irish Coffee (dark brown) Mid-Brown (tan), and Berber. When the Steering Committee viewed the small sample tiles, we thought replacing the Berber, which is very light, with Mouse Grey would be a better choice. The larger tiles have been received and the Committee adjourned to the lobby to view a mockup.

After viewing the color combination the committee felt that the Mouse Grey does not fit the color scheme, especially considering the new paint and wall coverings. This was reinforced by the opinion of the Art/Gallery Committee as expressed by Jane G. The committee agreed unanimously to replace the Mouse Grey with the original Berber. The three color scheme will be in the lobby and down the hall. The Irish Coffee will be used exclusively in Bragg.

Roof

Work continues on the fascia, weather permitting.

Gas, Water, Sewer

Gas piping is being replaced so we will be compliant with the new code.

Sewer has been moved.

A new city code requires that if the water meter is being replaced, the system all the way out to the tap be replaced. This code is new since the bids were made, and a surprise to everyone including the contractor and architect. We would be responsible for the costs, including digging up and repairing the street. However, Amy believes there is a second tap on the property not currently being used that would not require tearing up the street, and so saving money. She will investigate.

Shoring

A trench is required for the sub-contractors to dig the elevator pit. However, they have determined that there is not enough room between the Bragg wall and the elevator work site. They suggested a "side rail system" that would put metal plates in, temporarily, to hold back the earth not being excavated for the elevator. The cost for using this system is \$27,000. Using the recently approved policy concerning change orders this change order was approved so work could continue.

Review Project Costs

So far there have been four change orders:

#1	gas	\$20552
#2	gas rebate	(\$1300) --- amount deducted from costs of change order #1
#3	sewer	\$5574
#4	shoring	\$27000

Several members of the committee would like clearer reporting on the financial reports as to the change orders and payments. The finance sub-committee will update the Project Cost Analysis Report. The committee is anxious to keep change order costs in check and not exceed the contingency budget.

Pledges

We are over our projection for pledges received, by a little bit. It was suggested that we send notes to those who have completed their pledge, invite those who may not have pledge or are new and didn't have an opportunity to pledge to pledge now, and encourage everyone else to pay their pledge. The Finance sub-committee will review where we are. Diann will see if Yvonne would pen a thank you note, and follow up about having it sent out.

Sunday Plus Lunch Chat

Due to illnesses the Committee did not hold a chat after the February 4 Sunday Plus Lunch. A chat will be held after the February 18 Sunday Plus Lunch.

The agenda will include a review of the change orders including the most recent shoring, a chance for everyone to see the carpet samples and lobby wall covering samples, and a chance to answer any other question or receive any comments.

Diann will present information and moderate any discussion. Chuck will bring the samples and the architect's rendering of the lobby. All members should be available to help with questions. Ruth will contact Sue Trowbridge about the PA system in Conover.

Next Meeting

The next meeting will be February 28, 2018 at 6:30pm. Lamar will chair, Jane W. will light the chalice and Chuck will read the covenant.