

Building Renovations Steering Committee Report

March 27, 2018

Present: Lamar Hicks, Tom Pistorius, Bonnie Postlethwaite, Bob Miller, Diann Spencer, Jane Gilbreath, Chuck Downing, Marilyn Carpenter, LeeAnn Bergen, Ruth Robarge

Progress

The roof is done, except for some work on downspouts. The downspouts are white, in contrast to the dark brick. A suggestion was made to the committee that a darker color spout would blend in and look better. After a discussion and round robin the committee agreed to keep white downspouts. Reasons included, cost of changing, liking the appearance, matching the metal ribbings once they are cleaned and repainted, among other things. Once the roof is completed the manufacturer will inspect, and we will receive the warranty.

Carpet can be installed in Bragg soon, since it will be only one color. The lobby will be done in a three color pattern, one color is on backorder. There is a question whether or not the carpet will cover the entire stage, or leave part of it tile as it is now. Communication to the committee indicate that Rev. Kendyl and Anthony would prefer that the stage be all carpet, or all tile. Generally the committee agreed on all carpet, but has questions regarding cost. Tom will check with Amy regarding what is contracted, and if not included the cost of doing all carpet vs all tile. Carpeting Bragg could take place as early as 4/9 through 4/12. Chuck will be double check the building use calendar.

Heat in the west half of the building should be on 4/10. Then the HVAC equipment will be removed from the east mechanical room, and we will be without heat in Conover, the kitchen, the library, and the lower level classrooms.

Kaw Valley Engineering completed an extensive inspection of the first phase of the elevator construction, and we passed. We can proceed.

Financial

The Tracking sheet with project cost analysis and invoice record is up to date. It shows of the \$100,000 construction contingency budgeted we have \$48,811 remaining for any future change orders that may be required.

The finance subcommittee proposed we borrow \$226,000 from First Citizens bank as part of our renewed mortgage and borrow temporary construction financing of approximately \$160,000 from Endowment at the same rate as a bank loan.

Points from the discussion: The church's monthly mortgage payment will increase by about \$100.00. This increase would start before the new budget year, making the church over budget for two months. The new/revised mortgage would likely be amortized over 20 years but refinanced in 5 or 7 years. Diann and Bob will meet with the bank tomorrow. A resolution will be ready for the April board meeting. The loan from Endowment can be paid off sooner than if we did a bank loan for the temporary financing. Interest would be payed from renovations.

The proposal passed. The committee thanks Dianne and Bob for all their work and meeting with the bank.

Landscaping

Chuck showed a diagram of what the landscaping may look like. The plan includes replacing trees and bushes that were lost due to construction, a butterfly garden outside the nursery, erosion control, a pathway from exterior

stair landing to the east walk, and possibly a labyrinth on the west side. Chuck plans on a church chat 4/15, having a table in the lobby on Sundays, and articles in the Flame and Flicker. A work day is scheduled for 5/19. Shawnee Mission (SMUUCH) has offered to donate a tree, as well as some members of our congregation.

A commemorative urn has been ordered for outside the main entry, and will be installed as part of the rededication.

We wish to thank Chuck for all he does and is doing to make the church grounds so beautiful.

Communication

Ruth will have Flicker articles for the next two weeks including HVAC, elevator inspection, banking and landscaping. Members are requested to send her any updates or additions

Adjourned

The next meeting will be April 11, 2018 at 6:30PM. Bob will light the chalice, Chuck will read the covenant, Jane W will chair.