

Building Renovations Steering Committee Report

May 08, 2018

Present: Jane Wilson, Bonnie Postlethwaite, Chuck Downing, Tom Pistorius, Marilyn Carpenter, Jane Gilbreath, Bob Miller, Ruth Robarge and Amy Eckhoff - GastingerWalker

Electrical

Amy came to this evenings meeting to go over the issues and options with regards to the upgrades needed on our electrical system. Her comments included:

- Reasons why this issue was not discovered during inspection or bidding
 - engineers based their input on observation and drawings – they do not open electrical panels – so the problems were not apparent
 - the drawings do not represent what we actually have
 - the original elevator would have drawn less power but Straub suggested and we agreed to go with one that cost less, but since it has a larger motor it requires more amps
 - now that the electricians have looked at the system they have aired their concerns
- What we thought we have vs what we have
 - we have a “gutter” a long narrow box where wires come in and then branch out to the various panels providing power
 - we thought we had 600 amps per the drawings, but we only have 450 amps
 - there can only be 5 taps, or branches, off a gutter and we already have 5
 - there is no room for more wires in the gutter anyway, it is crowded
 - in the 4 inch conduit from the transformer to the building we have aluminum wiring, and it is overcrowded
- What we need
 - We need to replace the gutter with a Main Distribution Panel (MDP) that will carry 600 amps, the elevator needs 175 amps
 - We need to replace the one conduit with the aluminum wiring with two that will have copper wiring
 - Aluminum wiring was used for a short time in the 1960’s but is considered a “live safety issue”
 - The current conduit is overcrowded anyway, using two meets the current code and will give us the room we need
- What we might need
 - KCP&L doesn’t think the transformer needs replacing
 - If it does they might cover the cost, or they might tell us we have to pay
 - If it does need replacing we would incur cost for a pad and excavation, whoever pays for the actual transformer
- What we can do now
 - A change order was placed to order the MPD, \$4000.00, as this was within our policy for using the contingency budget and it has a longer lead time
 - Since the elevator installation cannot proceed without power a temporary power hook up can be done
 - One AC unit that will cool the Lobby can be also connected temporarily to the existing system, and should be able to cool the Lobby and Bragg

- **Timeline**
 - The two conduits from the transformer can be run and the MPD installed, then the power switched over minimizing the amount of time we would be without power
 - The temporary AC for the lobby can be on by 5/20
 - The power could be switched over from the old to the new system June 11-15, during that time there would be NO power at the church
 - This timing takes into account a large rental before the switch and GA activities after
 - Charles Dickerson and Sue Trowbridge have been made aware and will be rescheduling as needed
 - Power and systems should all be up and running by 6/20

- **Cost**
 - The first estimate runs about \$80,000
 - Part of that includes the cost of the MDP, the temporary power for the elevator, and the temporary power to the one Lobby AC, the pad and excavation for a new transformer
 - Part of this may not be needed, part may cost less
 - One possible cost saving is to run the conduit from the transformer through the building, and not outside through retaining walls, etc.
 - Should receive revised bid next week

- **Financing**
 - The estimate is well over what we have in the contingency, and will put the entire project over budget
 - It will not put us over what the congregation approved, so we need not go back to the Board or the congregation for approval
 - We can fine tune financing once we have actual number, we could add to the bank loan, we could add to the endowment loan, we could explore other options
 - If we wanted to request the endowment loan be changed to a grant, we could do that at the 2019 Congregational Meeting

A round robin confirmed that the committee agrees unanimously that this must be done, and that we can approve the bid and change order(s) by email.

Water Service

We are still working on the variance that would keep us from having to lay a new line and a tap, which would cause us to tear up the street. The water company had some additional questions and is saying that the meter needs to be moved outside. We are pushing back as the plans we originally filed and they approved showed the meter inside.

Carpet in Bragg

The contractor sent back the molding that was to be used on the stairs, they did not like it. New molding has been ordered. They will finish carpeting the plywood around the bump out when they come back to finish the molding

Annual Meeting

As Jane W and Lamar will both be unavailable, Bonnie has agreed to do the presentation

Project Cost Analysis

Three change orders have been approved; the elevator sump pump, additional structural steel, and outside stair stringers. Together they total about \$9,000 leaving \$39,000 in contingency.

Finance Report

The new bank financing has been approved. We received \$400,000 from endowment loan and pledges were \$17,531 for the month. That is an increase from the prior two months

Communication

Use will be made of the Flicker, Flame and Facebook regarding the unexpected and unbudgeted electrical costs, the impact having no or little AC will make on services and other activities, the expected delays and power outage.

Next Meeting

The next meeting will be May 25, 2018 at 6:30pm. Ruth will light the chalice and Bob will read the covenant.