

Building Renovations Steering Committee Report

June 27, 2018

Committee members present: Lamar Hicks, Jane Wilson, Bonnie Postlethwaite, Chuck Downing, Jane Gilbreath, Bob Miller, Tom Pistorius and Ruth Robarge

Visitor: Barbara Bemis

Meeting was held in Simpson House due to the electricity being off in the church building.

OAC Meeting/Construction Update

The elevator will ship 7/6 and installation will start 7/9. Once installed, we need an inspection and to choose an elevator maintenance company. The elevator should be usable about the time the carpeting is finished. Amy is researching elevator maintenance companies.

Carpeting for the lobby has been received, it will be installed after the elevator installation is completed, about 7/23.

KCP&L has removed the old transformer. The new one should be installed shortly and we expect the electricity to the building to be restored by end of business Friday, 6/29. The temporary AC for the Lobby and Conover should be on for services Sunday.

With the new transformer and power to the church restored the final hook-ups and installations should complete by about 7/13.

7/26 will be a walk through, called a punch list, to look for anything that is left undone or needs correction.

There is water pooling on the roof, however the final manufacturers inspection has not taken place. This will be addressed with the contractor. We have not, and will not receive the final roof bill until the roof passes the manufactures inspection.

The plans call for upgrading the ventilation in the bathrooms (outside of Bragg). We have not seen any indication this has been done, as of yet. Tom will follow-up w/Amy and the contractors to be sure it has not been overlooked. A final walk through will be done before the final bills.

Next OAC is in three weeks, Tuesday 7/17/2018.

Finance

Bob will check names of people who have paid their pledge in full since January, so thank-you notes can be sent. There should only be a few. He will also generate a list of those behind on their pledge, but thinks there are not too many. Some are probably waiting till the end of the year.

We know we will be over budget due to the additional change orders, but until we have final bills we can only estimate that this will be about \$35,000. Several options for raising this money exist, including an additional loan from the Endowment.

Jane W compiled a list of the change orders:

	Change Order	Description	Cost
1	Interior Gas Piping	Did not meet code, discovered during inspection	\$20,552.00
2	Gas Piping Credit	Credit back to us	-\$1,366.00
3	Re-Routing Sanitary Line	Overlooked in design with elevator relocation	\$5,574.00
4	Shoring for Elevator Shaft	Was budgeted for \$5000 with caveat	\$21,413.00

		could be more.	
5	Elevator sump pump	Permanent sump required by city, temporary pump had been planned	\$3,910.00
6	Waterline	Water Services infrastructure improvement policy	\$35,806.00
	Waterline	Variance approved	-\$35,806.00
7	Withdrawn	No change	0
8	Structural Steel	Reinforcement for elevator walls, none was present and some mortar missing when wall opened	\$4,366.00
9	Rubber Stair Stringers	Planned to reuse original, but could not	\$934.00
10	Electrical Modernization	Life Safety Issue: overcrowded conduits, unsafe cloth-covered aluminum wiring, amount not to exceed	\$80,032.00
	New Transformer	Provided and installed by KCPL at no cost	0
	Temporary AC in Lobby and Conover	Provided by Straub at no cost	0
Total			\$135,415.00

Next Meeting

The next meeting will be in three weeks, July 18, 2018 at 6:30pm. Jane W will chair, Diann will light the chalice and Tom will read the covenant.