

Building Steering Committee

October 25, 2017

Present: Jane Willson, Lamar Hicks, Bonnie Postlethwaite, Tom Pistorius, Marilyn Carpenter, Bob Miller, Ruth Robarge, Lee Ann Bergan, Barbara Bemis, Board Treasurer/visitor

Roof Status

Materials have been delivered and are stored on the roof, the tear off and replacement should start soon. When the roof is completed, 2-3 weeks, the committee will host a small celebration. Ruth and Diann will coordinate.

Straub Bid

The revised bid shows the total cost 76k less than the one received at our last meeting. Total shows as about 1.09. This, along with what we have already spent and expect to spend keeps us within the congregational approved total cost.

The bid did not include carpeting for Bragg. The committee agrees we should include Bragg, including the dais, steps and build-out. While the bid listed 4 alternatives, Bragg was not included, so we will refer to it as alternate 5 and ask for the cost to be included in the bid.

Alternative #1 uses new brick for the elevator shaft rather than salvaged brick. The Committee agrees to use salvaged brick and forgo alternative #1.

Alternate #2 calls for repairing the retaining wall west of Conover. We are assured it is not in danger of failing, at this time, and that this project can be taken up at a later date as a standalone project.

Alternate #3 replaces the full flight of Warwick stairs and rails all the way to the sidewalk. The Committee agrees this is a good idea as the stairs are uneven and do need replacing. This will add about \$23k to the total costs.

Alternate #4 involves the Nova wall system in the lobby. The bid includes replacing all the panels except for two. The two walls not included in the bid and are currently covered in carpet, rather than fabric. Some committee members think that the one outside the administrator's office may not need to be replaced. It has the Legacy plaque and other plaques on it, which do not get moved or changed so the panel is in good shape and the color may blend in. Indeed most members did not realize it was carpet covered. The other is across from the communications center. Most members thought that it should be changed out to be the same as the rest of the wall system used in the lobby. However, the cost information given is confusing. We will ask for clarification to include a break down per panel.

As it stands, we are interested in proceeding with alternate #5, Bragg carpeting, but need to see a bid, AlterNet #3, Warwick stairs, and possibly alternate #4, additional areas for the wall system, but need to clarify cost.

There is a rebate if we sign a 5 year elevator maintenance agreement. We need a way of evaluating whether this would actually provide a savings, or if a standalone maintenance agreement with someone else would be more cost effective.

There were some questions about what is included in General Requirements. The amount was reduced from \$163k to \$148k. Also, the \$3500 cost for irrigation is still in the bid, which was to be removed since we do not have an irrigation system.

Bonnie will contact Amy (GW) regarding:

- removing irrigation, \$3500
- clarifying General Requirements
- including alternatives 3 and 5, with a bid on alternative 5
- clarifying costs for alternative 4
- -getting a copy of the contract, excluding dollar amounts, for pre-review by Audit Committee, board Members, and an attorney

Jane W. will contact Carrie Bader, attorney, to see if she could review the contract.

Kansas City is reviewing our plan changes, but the permit could take 2 weeks.

Invoice Contract Approval Procedures

Confirmed that the Straub contract will need to be signed by the Board President, and signed and sealed by the Board Secretary. Furthermore, Tom or Bonnie are designated and approved by this committee to review and sign any invoice and check requests.

Communications

Articles continue to appear in the Flicker. We will try to get some pictures of the roof construction for Face book. Bob will be available in the lobby this Sunday at the Renovation easel to answer questions.

Finance

We had a \$10k pledge payment this month. We are looking forward to more as we approach the end of the year. There is one outstanding bill from GW for \$5k.

The Pledge Report is ready. Statements to individuals should be sent by next week.

Next Meeting

Next meeting will be November 8, 6:30 PM. Members should be aware however that we may be able to vote to accept the contract before that and keep an eye out for emails.

The November 22 meeting would be the day before Thanksgiving. We may not meet, depending on the state of the Straub contract. Or we may meet November 15, if needed.