



Renovation Committee Meeting

15-Feb-11

Agenda

- Small talk
- Prayer
- Status
- Decisions

Status as of Aug-10

- We applied for a loan for \$986,287.00
 - Normal response was 4X Annual Budget, or \$700,000
 - Asked if we could cut costs
 - Identified potential cost savings of \$100,000
 - Approved a loan of \$800,000 (after identifying \$100,00 of savings)
 - Gap of \$86,000
- MIF calculates a construction budget of \$1,278,000

Since Aug 2010

- Worked on cutting costs even more
- Identified things to do differently, things to do ourselves and things to defer.
- Got within \$15,000 of target in late November
- Costs of materials now starting to increase driving budget in wrong direction
- Meeting on 8-Feb-11 with Stan Hildestad, Bill Conger, Lance Siddens & Travis Barnes
- Agreed on a final set of cost savings alternates
- K/A to prepare final GMP this week

Self-Performed Work

- As part of the package, we have agreed to:
 - Non-structural demolition
 - Moving out and back in
 - Exterior siding and trim
 - Finish carpentry
 - Painting
 - Suspended ceilings
 - Sanctuary modifications
 - Some Landscaping
- Goals
 - Reduce costs
 - Don't impede progress by pros
 - Involve congregation

Cost Savings Accepted (as of 8-Feb-11)

Item	Value
Masonry foundations instead of poured concrete ICF	\$8,319
Provide own siding tools	\$1,900
Add studs instead of LVL	\$1,200
Lower grade shingle (same life, less design)	\$500
Lesser grade floor coverings	\$11,192
Omit fireplace (but rough in utilities)	\$3,391
Omit coiling doors between kitchen and Fellowship Hall	\$4,061
Delete new cabinets for Fireside Room	\$2,200
Delete bi-fold doors in Fireside room and kitchen pantry	\$1,575
Change kitchen floor from epoxy to sheet vinyl	\$4,320
Alternate supplier for kitchen equipment	\$7,500
Remove sales tax from elevator bid	\$1,004
Use CPVC pipe in sprinkler system	\$2,650
Owner demo heat system	\$1,000

Cost Savings Accepted – Cont'd

(as of 8-Feb-11)

Item	Value
Change location of utility connection	\$1,500
Redesign heat system from hot water to forced air	\$71,000
Electrical system	\$10,400
Reduce K/A fee 4% to 3%	\$15,098
Reduce winter heat	\$3,000
Reduce phone system	\$3,000
Omit paving new parking lot (leave it prepped gravel)	\$7,783
Change elevator shaft insulation	\$2,400
Plastic toilet partitions	\$650
Reduce insurance	\$819
Total Savings	\$217,274

Cost Savings Rejected

(as of 8-Feb-11)

Item	Value
Selected concrete demo	\$3,500
Change roof design	\$8,000
Owner installs partial insulation	\$4,000
Various heat system options	???
Omit kitchen equipment	\$64,000

Cost Increases since June-10 Bid

(as of 8-Feb-11)

Item	Value
Insulation	\$2,400
Siding	\$1,473
Soffits for ducts	\$3,500
Elevator	\$2,923
Change in utility hook-up	\$500
Total	\$10,796

Final Cost Situation

- Kraus Anderson Guaranteed Maximum Price on 17-February-2011 is \$1,361,332
- Probably have hit the lowest cost and prices are moving in the wrong direction

Financial Situation

- We have more money in hand than when we applied for the last loan in August
- 47% of pledges in current drive are already in
- More pledges could be waiting pending start of construction
- Final analysis should show that if we get the \$800,000 from MIF that we should have enough funds
- Complication could be that we will have less pledged to pay off the loan
- We won't know until we ask (*again*)

Quick Financial Outlook

Item	Amount
Mission Investment Fund loan	\$800,000
Cash on hand	\$531,700
Total Construction funds	\$1,331,700
K/A Guaranteed Maximum Price	\$1,311,926
MIF August Budget	\$1,278,000

Next Decisions

- Decide to go
 - Meeting on Sunday
- Motion
 - Gives Council authority to borrow money
 - Gives Council authority to make a contract with K/A and others to build
 - Sets a limit on amount of money while preserving flexibility to act in congregation's best interest
 - Other ideas
- Reapply with the new budget that meets approval amount
- Start

Timeline

- Vote on Sunday 20-Feb-11
- Apply for final loan – 10 days – 2-Mar-11
- Loan decision – 14 days – 17-Mar-11
- Sign Contract with Kraus Anderson – 10 days – 28-Mar-11
- K/A locks in contractors – 7 days – 4-Apr-11
- Start moving out
- Start demolition
- Pros start – May-11

Proposed Motions

- We move to give the congregational council authority to borrow up to a maximum of \$800,000 for the purpose of the Church renovation.
- We move to give the congregational council authority to sign a construction contract with Kraus Anderson and related parties and to disburse building related funds to a maximum expenditure of \$1,331,700.