

A wooden cross is mounted on a wall made of irregular, multi-colored stones in shades of brown, grey, and tan. The cross is made of two simple wooden beams. The text is overlaid on the left side of the image.

**Renovation
Committee
Update**

*Trinity Lutheran Church
Cook, Minnesota
May 3, 2009*

Swine Flu Advisory

Avoid This at All Cost



5/2/2009

Renovation Update



What is the mission?

“Through the active love and grace of God, we as a body of Christ are called to invite, welcome, and care for all”



Goals For This Meeting

- ◆ Review recent developments
 - Initial cost estimate from Kraus Anderson
 - Revised estimate based on revision of design
- ◆ Present financial information
- ◆ Entertain feedback
- ◆ Prepare for the next steps



List of Needs

- ◆ Improved access for handicapped
- ◆ New bathrooms
- ◆ Larger Fellowship Room
- ◆ New kitchen
- ◆ Updated mechanical, electrical and heating systems
- ◆ Improved drainage
- ◆ More storage
- ◆ Expanded sanctuary space
- ◆ Day care / preschool area
- ◆ Improved space for forums, small group worship, counseling, **offices**



Evaluation Guidelines

- ◆ Fit with Trinity's mission
- ◆ Fit with Trinity's needs
- ◆ Fit with Trinity's stewardship

Cost Estimate Before Structural Analysis (2006)

- ◆ The cost to build everything this year

Division	Description	Approximate Cost
1	General Requirements	\$ 17,000.00
2	Site Work	\$ 42,800.00
3	Concrete	\$ 24,100.00
4	Masonry	\$ 25,500.00
5	Metals	\$ 14,500.00
6	Wood & Plastics	\$ 69,100.00
7	Thermal & Moisture Protection	\$ 40,800.00
8	Doors & Windows	\$ 43,900.00
9	Finishes	\$ 62,900.00
10	Specialties	\$ 12,400.00
11	Equipment	
12	Furnishings	\$ 12,300.00
13	Special Construction	
14	Conveying Systems	\$ 63,000.00
15	Mechanical	\$ 100,500.00
16	Electrical	\$ 40,000.00
Subtotal - All Divisions		\$ 568,800.00
Sales Tax on Material Only (~\$340,000 @ 6.5%)		\$ 22,100.00
Contractor Overhead & Profit (24% Total)		\$ 136,500.00
Owner's Contingency (2%)		\$ 11,400.00
Grand Total Opinion of Probable Cost "A"		\$ 738,800.00
Estimate Professional Services (8%)		\$ 59,104.00
Kitchen Equipment		\$ 40,000.00
HVAC & Heat		\$ 30,000.00
New Grand Total		\$ 867,904.00

5/2/2009

Renovation Update



What Have We Been Doing?

- ◆ Completed the initial set of design drawings
 - Structural analysis
 - Kitchen design
 - Mechanical, electrical, HVAC
- ◆ Researched contractors
- ◆ Signed a contract with Kraus Anderson (K/A) to be “Construction Manager”
- ◆ Raised funds
- ◆ K/A submitted a proposal that was too high
- ◆ Had K/A examine a revised plan
- ◆ K/A replied with a plan closer to our ability to afford



Initial Kraus Anderson Cost Estimate

- ◆ Based on best estimates using current market conditions
- ◆ Turn-key estimate
- ◆ Straight price - \$1,671,121
- ◆ Best price we could hope for – \$1,377,310
- ◆ Disappointingly too high for most of us



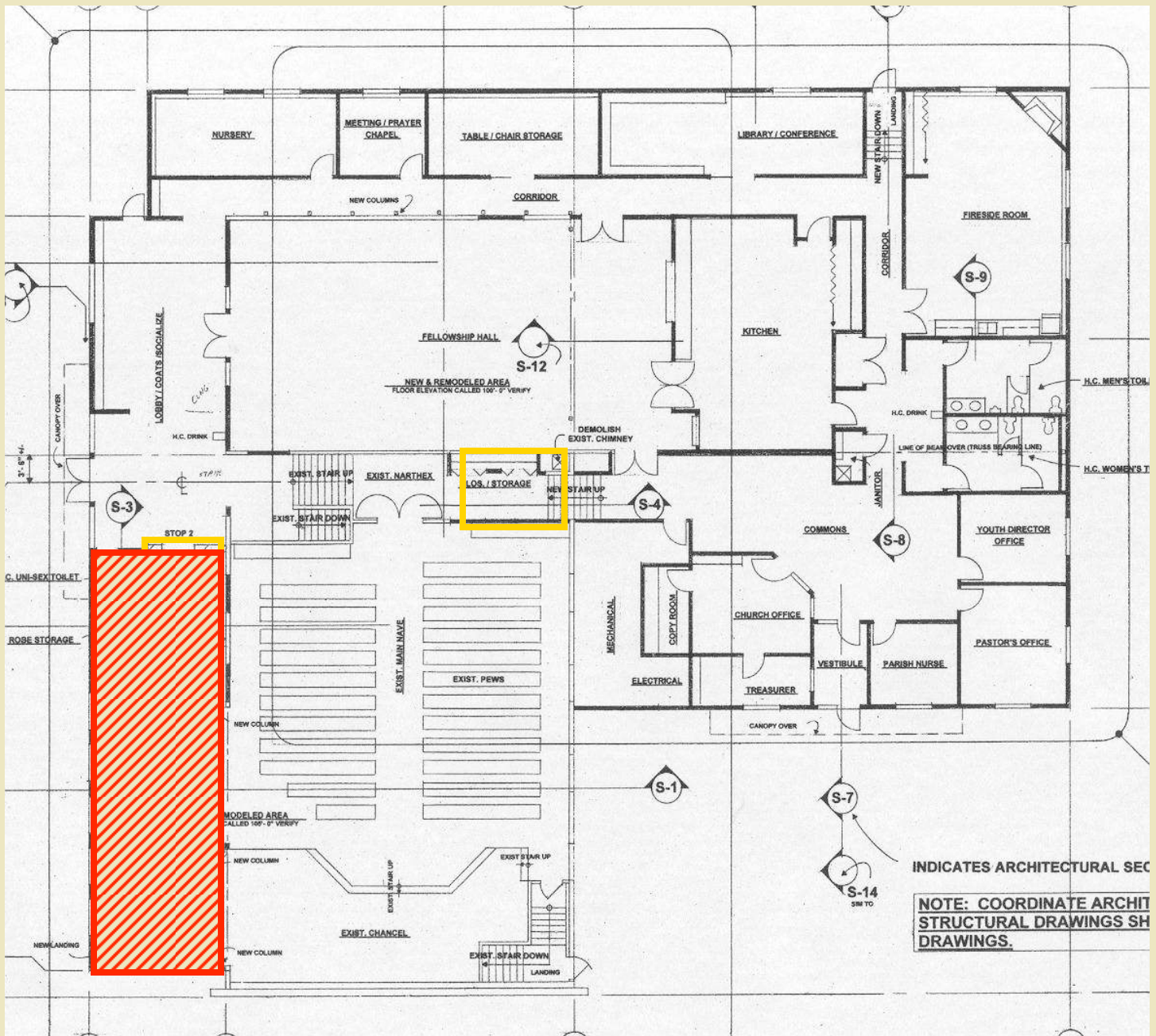
Mission Investment Fund

- ◆ Resubmitted Preliminary Loan Application in March
- ◆ They would approve a loan for \$682,000
- ◆ Payments on 25 year mortgage approximately \$6,900 per month
- ◆ Large gap in money
- ◆ 2 options
 - Change the money to fit the plan
 - Change the plan to fit the money



Change the Plan to Fit the Money

- ◆ Major cost overrun was driven by need to rebuild the Sanctuary
- ◆ Decided to investigate moving the elevator from a new addition to inside the existing building
- ◆ What we lose
 - Elevator lobby by entrance (convenience)
 - Unisex bathroom by entrance
 - Additional space in sanctuary
 - Open ceiling in sanctuary
 - Additional space in basement Sunday school area.
 - Additional bathroom in basement
- ◆ What we save
 - Time, money and effort
 - Love and work that went into building the sanctuary
 - Possibility of completing the project
- ◆ Asked K/A to investigate the cost savings



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Renovation Update

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Revised Cost Estimate

- ◆ Turn key - \$1,306,540
 - \$364,581 less than full plan
- ◆ Potential alternates - \$230,170
 - Changes in material, systems and techniques
 - We do painting, siding, “soft” demolition
- ◆ New cost - \$1,076,370
- ◆ Bidding environment – 20% lower than estimated right now
- ◆ Needs redesign work before bidding
- ◆ Other opportunities to lower the cost



Review of List of Needs with New Plan

- ◆ Improved access for handicapped
- ◆ New bathrooms - **less**
- ◆ Larger Fellowship Room
- ◆ New kitchen
- ◆ Updated mechanical, electrical and heating systems
- ◆ Improved drainage
- ◆ **More storage**
- ◆ **Expanded sanctuary space**
- ◆ **Day care / preschool area (both plans)**
- ◆ Improved space for forums, small group worship, counseling, offices



TVTM Fundraising Situation

	Raised	Spent	Balance
March 31, 2009	\$305,472	\$56,989	\$248,483
December 31, 2009	\$385,176	\$68,000	\$317,176

NOTE: *Does not include other misc. building funds.*

Analysis

	Big Plan	Reduced Plan	Maybe??
Turn-Key Price	\$ 1,671,121	\$ 1,306,540	\$ 1,045,232
Possible Price	\$ 1,377,310	\$ 1,076,370	\$ 861,096
Amount in Fund	\$ 250,000	\$ 250,000	\$ 250,000
Amount of Loan	\$ 682,000	\$ 682,000	\$ 682,000
Shortfall Turn-Key	\$ 739,121	\$ 374,540	\$ 113,232
Shortfall Possible	\$ 445,310	\$ 144,370	\$ (70,904)



What's Next

- ◆ Decisions to be made
 - Which design do we pick?
 - When do we start?
 - Need better numbers
 - Need to continue (enhance) fundraising
 - A decision made very soon to start could result in completion by Christmas 2009
 - A decision to wait to start until next year would
 - Allow a larger down payment
 - Risk increased costs
- ◆ Factors that would aid in decision making
 - Firm commitments on part of local contractors and suppliers
 - Firm commitments on donated labor and supplies
 - More money
 - Continued prayers and support
- ◆ Council and Renovation Committee need to continue work to come up with a plan of action that the Congregation can vote on



Any Other Questions or Comments

- ◆ Thanks to the staff and the Renovation Committee for ongoing work
- ◆ Thanks for your interest, understanding and support
- ◆ Sorry this is taking so long