

ST. ANDREW UNITED METHODIST CHURCH
PHASE II BUILDING COMMITTEE
MEETING MINUTES
19 JANUARY 2010

Members Present

Allen Amis	Cindy Bates	Christy Boyle	JR Casner
David Cooper	Chuck Curtis	Brant Dillon	Woody Herring
Cindy Klick	Harvey Martz	Brad McNealy	Rebecca O'Neal
Jenny Ricklefs	Melanie Rowilson	Mark Rudnicki	Mark Zwilling

Subcommittee Members and Guests Present

Linda Lloyd	Colleen Heldt	Donna Parisi	Clayton Cole
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- Devotions: Jenny Ricklefs led us in devotions to start the meeting.
- Approval of Minutes: The minutes of the 24 November 2009 Building Committee meeting were approved as submitted.
- Construction Update: JR Casner noted that the project was about 30 days behind schedule. Measures to recover this time have been discussed with Fransen Pittman. Work will take place on Saturdays during the foreseeable future. The crew setting forms and placing reinforcing steel has been increased from approximately 11 to 12 workers to 19. The steel erection subcontractor and the precast concrete contractor both have agreed to mobilize additional equipment and workers for the erection of these components. Hopefully, the foregoing will allow us to erase the current 30 day lag.
- Award of Commissioning Contract: Approval to award the commissioning contract to Bradshaw Building Solutions was an agenda item, but JR Casner suggested it be removed as additional input was required from G7. The commissioning effort ensures that the mechanical system in the building operates properly as a whole. Two bids were received. Bradshaw Building Solutions was the low bidder at \$23,310. The budget amount is \$15,000. A motion was made, seconded and approved to give authority to G7 to award this contract, if appropriate, following G7's review.
- Approval of Change Order Request #4: This change order request involves the installation of the ground water drainage system under the link building. As noted at the 24 November 2009 Building Committee meeting, the estimated cost was \$32,000. The request submitted by Fransen Pittman for this work is \$30,007. A motion was made, seconded and approved to accept the Change Order Request at a cost of \$30,007.
- Selection of Add Alternatives and Wish List Items to Include in the Project: A handout (copy attached to these minutes) was given to the Building Committee members showing the details of (1) the dollars available from the Fransen Pittman GMP bid-out of subcontracts, (2) the dollars available from potential value engineering items and (3) the status of current contingency. The difference between the original GMP and the revised GMP is \$89,149. Potential value engineering items amount to \$102,162 giving a total of \$191,311 of funds available for use. The contingency account was discussed and the Building Committee agreed that it was not necessary to transfer additional funds to the construction and non-construction contingency accounts at this time. Therefore, the \$191,311 is available for add alternative and wish list items. The handout

also included a two page presentation of the add alternative and wish list items and a suggestions from G7 as to which items might be candidates to apply against the \$191,311. Considerable discussion took place regarding the items to select. A consensus was reached that the items applied against the funds available would be as suggested by G7 with the exception of (1) remove AA-015 (cornerstones and time capsules) from the "Yes – Must Decide Now" column to the "Yes – Can Decide Later Column and (2) add \$2,200 to A-017 to install electrical conduit for motorized window shades at the large vertical window at the back of the sanctuary. Adjusting the value of these two changes results in \$146,929 applied against the amount available leaving a balance of \$44,382 for other selections. Following much discussion again, the Building Committee decided to (1) add AA-004 (insulated glass skylight in lieu of acrylic) - \$28,814 and (2) restore the choir riser extension shown as a value engineering deduction - \$20,000. These two items add to \$48,814 which is \$4,432 greater than the \$44,382 available. This is considered a minor amount and can be taken from contingency. A motion was made, seconded and passed that the \$191,311 available be used for the items described above. A second attachment to these minutes presents the details of the funds available and the items the Building Committee approved to apply against these funds.

- Future Selection of Items: Regarding those items that were not selected, it was noted that the contingency and future potential savings against the GMP will be reviewed in July 2010. If additional funds are available, those items not selected at this time can be considered then.
- Post Meeting Note: When the amount available was calculated at the meeting after the "Yes" items were accepted as modified, the number used was \$40,382. Apparently when we adjusted the numbers during the meeting, our calculations were in error by \$4,000. The correct number should have been \$44,382 as noted above. This make the situation better as \$4,000 less will have to be taken from contingency.

Respectfully submitted

H.D. Casner, Jr.

20 January 2010

**ST. ANDREW UNITED METHODIST CHURCH
SELECTION OF ADD ALTERNATIVES AND WISH LIST ITEMS
19 JANUARY 2009 BUILDING COMMITTEE MEETING**

COMPARISON OF THE ORIGINAL GMP VERSUS THE REVISED GMP

Value of the original GMP	8,191,806
Cost increases from the DD drawings to the CD drawings	282,446
Cost decreases from the DD drawings to the CD drawings	(65,497)
Difference in bid out value versus the estimate in the original GMP	(306,098)
Value of the revised GMP	8,102,657
Difference between the original GMP and the revised GMP	89,149

POTENTIAL VALUE ENGINEERING ITEMS

Delete rubbing of concrete walls	7,792
Delete sandblasting for waterproofing	10,500
Delete high quality sandblasting finish for the cross	3,760
Delete G90 metal studs	10,000
Delete 3D mechanical coordination drawings	34,700
Delete balancing floor diffusers in the sanctuary	10,000
Delete the choir riser extension	20,000
Miscellaneous mechanical system value engineering items	5,410
Total potential value engineering	102,162

SUMMARY

Potential savings from the revised GMP	89,149
Potential savings from value engineering	102,162
Total potential savings	191,311

POTENTIAL USES

- Apply a portion to increase the contingencies
- Apply a portion to include selected add alternatives and wish list items in the construction

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COST INCREASES FROM THE DD DRAWINGS TO THE CD DRAWINGS

Added curb and gutter	19,546
Added parking signs	1,100
Added area drains - 338 LF of 8" PVC	13,400
Added cast in place wall at southeast sanctuary exit	4,500
Added cast in place mechanical chase walls	12,520
Added insulation/soffit for energy compliance	7,820
Added organ equipment room	3,760
Added mechanical roof screen	2,703
Increase organ platform size	5,000
Added four drinking fountains	13,200
Export of unused excavation material	16,673
Added length of 12" storm sewer line	1,982
Added 12 bollards to fire hydrants	3,000
Irrigation design modifications	10,000
Added reproduction costs	7,500
Added final cleaning of the buildings	21,639
Added temporary weather protection for site concrete	7,047
Relocate existing irrigation meter and vault	15,967
Added rubbing of concrete walls	7,792
Added sandblasting for waterproofing	10,500
Added CMU for monument sign	4,300
Added high quality sandblasting finish for the cross	3,760
Added fire rated wood for nailbase insulation	4,350
Added stained glass stops to V&W windows	3,875
Added G90 metal studs	10,000
Engineering for metal studs	4,500
Additional gypsum board layers to the choir and mechanical rooms	3,500
Sealing of precast columns	3,582
Added 3D mechanical coordination drawings	34,700
Balancing floor diffusers in the sanctuary	10,000
Radon system above DD pricing	14,230
Total Increases	282,446

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COST DECREASES FROM THE DD DRAWINGS TO THE CD DRAWINGS

Reduce the thickness of asphalt in the car park	8,643
Change stone walls to block walls	17,722
Substitute paragon block for the retaining walls	505
Remove 32 landscape boulders	3,200
Change brass grey water irrigation valves to plastic non-grey	5,848
Use PVC fittings in lieu of cast iron	3,638
Change roof laterals from 12" diameter to 6" diameter	2,715
Change 12" drain line to 6" for area drain at the south end of the existing building	1,060
Change cast iron to schedule 40 PVC for sanitary and storm sewer lines	4,426
Modify the radon system	17,740
Total Cost Decreases	65,497

**ST. ANDREW UNITED METHODIST CHURCH
SELECTION OF ADD ALTERNATIVES AND WISH LIST ITEMS
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CONTINGENCY

Original construction contingency	409,590
Percent of original construction estimate	4.9
Original non-construction contingency	225,354
Percent of original non-construction estimate	7.7
Original total contingency	634,944
Percent of original total estimate	5.6
Construction contingency spent	187,460
Percent of construction contingency spent	45.8
Non-construction contingency spent	26,215
Percent of non-construction contingency spent	11.6
Total contingency spent	213,675
Percent of total contingency spent	33.7
Remaining construction contingency	222,130
Remaining construction dollars to spend	7,660,495
Contingency percent of remaining construction dollars to spend	2.9
Remaining non-construction contingency	199,139
Remaining non-construction dollars to spend	1,529,203
Contingency percent of remaining non-construction dollars to spend	13.0
Remaining total contingency	421,269
Remaining total dollars to spend	9,189,698
Contingency percent of remaining total dollars to spend	4.6

RECOMMENDATIONS

- * Neither add to contingency or deduct from contingency at this time
- * Review the contingency situation again in July 2010
- * Do use the potential savings to add selected items from the add alternatives and wish list

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SELECTION OF ADD ALTERNATIVES AND WISH LIST ITEMS
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CONSTRUCTION CONTNGENCY SPENT

Install the drainage system in the northeast corner of the car park	16,379
Lower the telephone conduit in the car park	5,034
Add concrete caps to the four main precast piers	14,730
Install the drainage system under the link building	30,007
Modify the storm drain manhole	2,635
Dry out the car park subgrade	4,711
Stabilize the soil under the car park	75,700
Apply herbicide to the unpaved car park	729
Seed and provide sprinkler in the stockpile area at the southeast corner of the property	3,000
Provision for potential car park repairs in the spring of 2010	10,000
Provision for additional length to the drainage system under the link building	7,500
New bulbs for the reused car park lights	1,800
Purchase the chiller module	15,235
Total construction contingency committed	187,460

NON-CONSTRUCTION CONTINGENCY SPENT

Additional Land Title closing costs over the budget	4,796
Additional appraisal closing costs over the budget	950
Projected FirstBank consultant costs over the budget	10,200
Capital campaign mailing costs	971
Production of construction drawings over the budget	607
Provision for additional independent testing laboratory costs	2,500
Provision for additional geotechnical consultant costs	2,500
Provision for organ cost over the budget	3,840
Gain/loss on capital campaign stock	(349)
Douglas County ground water discharge permit	200
Total non-construction contingency committed	26,215
Total contingency committed	213,675

**ST. ANDREW UNITED METHODIST CHURCH
ADD ALTERNATIVE AND WISH LIST ITEMS APPROVED
19 JANUARY 2010 BUILDING COMMITTEE MEETING**

Value of original GMP		8,191,806
Value of revised GMP		8,102,657
Difference between the original GMP and the revised GMP		89,149
Value of potential value engineering items		102,162
Funds potentially available for add alternatives and wish list items		191,311
Add alternatives and wish list items approved by the Building Committee at its 19 January 2010 meeting		
AA-003	Add two layers of additional 5/8 inch thick gypsum board to the walls of the sanctuary	9,174
AA-004	Utilize 1 inch insulated glass for the skylight in lieu of acrylic glazing	28,814
AA-005	Add the chancel cloud	34,176
AA-009	Accept the overrun for the mechanical commissioning contract	8,310
AA-013	Utilize 1/2 inch glass in the family room in lieu of 1/4 inch glass	3,210
AA-016	Provide additional wood paneling, shelf and slats behind the chancel and choir platform	19,261
AA-017	Provide motorized shades for the windows between the precast columns at the front of the sanctuary	18,609
N/A	Provide conduit for motorized shades for the windows between the precast columns at the rear of the sanctuary	2,200
AA-019	Add skylight baffles	36,913
AA-021	Add sound absorbing insulation to the mechanical chase adjacent to the chancel	11,076
I-028	Provide a computer for the new sound booth	1,000
I-033	Provide millwork for the new sound booth	3,000
N/A	Restore the choir riser extensions deleted by value engineering	20,000
	Subtotal	195,743
	Total available	191,311
	Overrun from contingency	4,432