

Faith Lutheran Church
Building Committee Meeting

Date: May 21, 2008, 6:30 PM
Location: Learning Center 1

Attendees

Amy Feters, Chair FLC
Tom Harden, FLC
Mike Gaul, FLC
Pastor Dave, FLC
Mark Brauer, FLC
Jerry Waage, FLC
Roger Garrett, FLC
Bob Olson, Durrant
Phil Parrott, Durrant

Not Present

Craig Murphy, FLC
Rob Funk, FLC
Dominic Punelli, FLC
Dave Eppert, FLC
Jane Turner, FLC

Next Meeting Date and Time: May 28, 2008 at 6:30 p.m. Location: TBD at FLC

City of Clive - Variance Board Presentation on 5/20/08

1. Mike Gaul provided an update on the 3 variances requested from the City Board of Adjustment
 - a. Reduce the number of required from 267 to 154 plus available spaces at K-mart (40)
 - b. Allow Faith to defer building additional spaces that code requires to such time as the city deems additional parking necessary.
 - c. Setback from water tower which would allow us to put part of the parking on the water tower set back area.
2. The City tabled this discussion until the next board meeting which is June 17, 2008 at 6:30 p.m. as they would like to see a Site plan with maximum parking configuration to be drawn up by Durrant.
3. Options were discussed on proceeding forward with Durrant's Design Development work
 - a. Delay all D&D work until approval from City. This option was not preferred since we have a strong indication that the board will approve the variance--they just wanted additional information.
 - b. Continue progress anticipating approval. This option was decided to be proceeded with.
 - i. The following strategy decided upon as part of the presentation to the variance board. There will be 3 plans prepared to show what could be done.
 1. Show current plan at the total 154 parking spaces
 2. Durrant to prepare a plan with maximized parking and removal of duplexes at approx. 267 parking spaces.
 3. Have available the town hall meeting minutes where neighbors stated they wanted the duplex buffer remaining should be part of the submission to the board to deter them from desiring option 2 listed above.
4. Steps Remaining to obtain Full City of Clive Approval
 - a. Variance Board June 17th
 - i. Durrant to provide plans for additional parking. These plans should be reviewed at the 5/28 meeting so that Durrant can go and meet with Staff the first week of June to ensure all comments are addressed and to try to find out if additional questions will arise that may need to be answered.
 - b. Once variances are approved by the Board of Variance, the project will proceed to Planning and Zoning. These plans have to be submitted to staff 2 weeks prior to their P&Z meetings. The next meetings are June 24th or July 8th.
 - i. Durrant will have to prepare the following before the project could be submitted to P&Z for their consideration.
 1. Elevations & Materials & Roof (Basic to give an idea intent)
 2. Mechanical Layout & Screening (Basic to give an idea intent)
 3. Landscaping & Grading
 4. Parking Layout
 5. Storm Water Drainage

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- c. Once plans are approved by P&Z the City Council needs to approve. Depending upon what happens with P&Z their next meetings are July 3rd or 10th (1st, 2nd, & 4th Thursday)
- d. Once City Council approves the project can obtain a permit and construction can begin.
- 5. Steps after city approval
 - a. Bidding just site and/or building was discussed with timelines.
 - i. Deliver Site Package for Parking Lot only:
 - 1. Allow minimum 2 weeks, preferably 3 weeks for bidding.
 - 2. This bidding should wait for final P&Z approval as typically there are comments that are made that add money to the scope and the final scope should be bid not the review set of plans.
 - ii. If do parking and building at same time:
 - 1. Allow 4 weeks for bidding.
 - iii. The site grading plan would have to be reviewed to determine if the building needs to be bid with the site parking lot for cut/fill requirements.
 - iv. It was also discussed that the contractor will need a laydown staging area for use during construction. It was suggested to make a request to the City about putting gravel down around the water tower so that area can be used for construction staging.

Next Steps

- 1. Site Plan including maximum parking for approval on variance planned to be complete on May 23rd, Phil to verify with their Civil that this is possible. Lance Noe, Mike Gaul will meet with Phil Parrot and the City on this issue.
 - a. Townhall meeting minutes with the maximum parking plan and the preferred parking plan options
 - b. Review plans package with Building Committee on 5/28/08 meeting
 - c. June 3rd delivery to City Staff for review and comments prior to 6/17 presentation
 - d. June 17th Variance Board meeting
- 2. Design Development progress made for Site Plan, Exterior Elevation, Mechanicals & Roof Top
 - a. Phil to check with project team on if plans can be completed by June 10th for delivery to City Staff no later than June 13th for the preparation of the June 24th P&Z meeting.
 - i. Contingency Date would be June 24th plans complete for the July 8th P&Z meeting

Review Durrant Current Status of Prints

- 1. The updated plans were reviewed. Durrant was asked to review the entry at the ground level to try to line up with the main hall instead of lining up with the wall. It was also discussed that the doors may not want to be a straight shot vestibule due to their north facing presence.
- 2. Group liked the location of the restrooms where they were moved.
- 3. Durrant to review if meeting rooms on ground level could be more of equal size instead of following so closely with the upstairs.
- 4. The current plan Durrant has drawn is approx. 10,400 SF.

Tentative Project Timeline

Design Development	5/12/2008 to 6/23/2008
Construction Documents - Site Package	6/23/2008 to 7/14/2008
Construction Documents – Building Package	7/1/2008 to 8/15/2008
Bidding/Negotiations	7/15/2008 to 9/15/2008
Construction	8/7/2008 to 8/1/2009

The group discussed that this time line may not be possible to be this aggressive due to the reviews that have to happen. This will be discussed later once more is known on how the approvals will go with the City.