

**Faith Lutheran Church
Building Committee Meeting**

Date: June 05, 2008, 6:30 PM

Location: Luther Library

Attendees:	Pat Norton (Civil Engineer) Roger Garrett Don Beck Dave Eppert Tom Hardin Mark Brauer	Phil Parrott Amy Fetters Craig Murphy Mike Gaul Bob Olson	Non-Attendees: Jerry Waage Dominic Punelli Jane Turner Pastor Dave Nerdig
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Parking Spaces Analysis

1. The May Board of Variance Meeting ended without a vote and the board asking if Faith could theoretically build all of the code required parking on church property.
2. Lance and Mike met with City of Clive staff to discuss number of parking spaces needed, options to build spaces, as well as the presentation to the Board of Adjustment.
3. City Planner Doug Olendike... he stated/recommended the following:
 - a. Make the presentation simple stating the ability to build the required # is there
 - b. Have the one plan that proves we can build 267 spaces
 - c. High level summary, there is precedence of variance other churches
 - d. Would like attendees to show support... don't need to speak at this presentation
 - e. Doug will also be attending in support of our request
4. Pastor Dave is going to call the Mayor to update him on our situation
5. We ask for prayers and support from Congregation!

Site Development by Civil Engineer (Pat Norton)

1. Concern of how to manage storm water due to the site slope to one side where the duplexes are location is largest site issue on this project.
 - a. Water retention area is shown
2. Connection to storm sewers and related routing was discussed. Durrant to review grades and come up with best routing between duplexes to remain so that foundations are not damaged.
3. How to implement the ADA ramp to the Gathering House
 - b. Bring it into the parking lot – this loses a spot in the lot
 - c. "L" the ramp sooner and bring a longer ramp along the West edge of the parking lot
4. Durrant to draw a sidewalk on the plan along east side of retaining wall east of the addition in existing parking lot
5. Site plan allows for additional queuing area during preschool drop-off
 - d. Exact queuing procedures will need to be determined by daycare staff—that decision does not involve Durrant.
6. Staging Space required for Construction was discussed.
 - e. At least 3 trailers. Durrant will not require a meeting room trailer as the church can be used for job progress meetings.
 - f. Plan to rock and stage east of water tower
 - g. Installed parking lot will not be used for staging
 - h. Need to map out access for City to water tower
7. Access to the garage was discussed:
 - i. Move west and rotate 90 degrees so doors face east to allow better access
 - j. Leave where it is and manage the staging area layout to provide access
 - k. Dennis Anderson & Don Freverd Boy Scout liaisons—Boy Scouts may be able to help us move the garage.

8. The roof drains will run down underground and exit out to the parking lot. The current ice issue in the parking lot was discussed and Durrant was asked to try to redirect the drainage down and away from the building far enough that slip hazards in the parking lot aren't incurred.

Building Design

1. New larger vestibule with awning on the outside was reviewed. Group present liked the changes as presented.
 - a. Lobby entrance area is roughly 18' x 12'
 - b. Need to consider coat rack space for general use and/or for preschool use
2. Women's restroom – request by staff is for **NO DOOR** on the restroom
 - a. Restroom layout design could be turned and implemented with an open vestibule. If this happens, then a door would be needed on the women's restroom. Durrant to review this option and advise at next meeting.
 - b. Mechanical room would have to be accessed via the storage room
3. Kitchen
 - a. Potential change the layout of kitchen space to come across current entrance from commons to St. Michaels
 - b. Entryway on East side of St. Michaels to mirror entrance on the west side
 - c. City code will require that we add grease trap, plumbing, and tank
 - d. Bob will need to come up with concept design for the closing of doorway from commons

Mechanical

1. Are the under slab ducts in good shape?
 - a. Need to have them scoped to determine if there is any damage, water infiltration, etc.
 - b. Roger Garrett to contact firm to have them scoped
2. Boiler is staying—in good shape
3. Since offices are staying in St. Michael for the foreseeable future it was discussed that either ceiling should be modified to allow return air to work properly in this space or additional heating/cooling be done to make this room more tolerable for staff functioning out of this room.

Elevations

1. Look good
2. Need to address drainage problems on the north side of building/sidewalk/parking with new roof drains and storm drain design. Catch as much water as possible on the east side and route to the detention pond.

Next Meeting

Thursday 6/12/2008 at 6:30 PM location in St. Michael's Hall

1. Main Topic of discussion will be defining finishes (casework and flooring)
2. Discuss time frame to provide current budget update to ensure project is still within budget before moving out of Schematic Design and into Design Development.

Variance Board Meeting 6/17/2008

Need people in seats, but not speaking

6:30 PM

Clive City Hall, on 114th Street