

**Faith Lutheran Church
Building Committee Meeting**

Date: June 12, 2008, 6:30 PM
Location: St Michael's Hall

Attendees:	Dave Nerdig	Mike Gaul	Non-Attendees:	Jerry Waage
	Roger Garrett	Amy Fetters		Dominic Punelli
	Don Beck	Craig Murphy		Jane Turner
	Rob Funk	Dave Eppert		Lance Noe
	Tom Hardin	Bob Olson		Phil Parrott
	Mark Brauer	Ryan Larson		Pat Norton

Variance Board Meeting 6/17/2008; 6:30 PM @ Clive City Hall, on 114th Street

Next Meeting: Wed. June 25, 2008 @ 6:30 a.m. in Learning Center 1

Final Preparations for Variance Board Meeting

1. Lance is working on the summary for the meeting and will be presenting.
2. As many members as possible were asked to come and support but do not need to necessarily speak.
3. Durrant has submitted parking plans to the City for their review that shows the 267 parking spaces that could theoretically be built. Also submitted the actual plan we propose to build with about 50 additional parking spaces.

Site Development by Civil Engineer

1. The site plans were reviewed and it was noted that no changes had been made since the previous week.
2. Durrant to get the site plans finalized for submission to Clive Planning & Zoning Committee (P&Z) no later than 6/24 so that this project makes the P&Z Meeting for July 8.
3. It was mentioned that one of the Duplexes is having water issues and that some drain tile will need to be installed around and the storm detention will need to be planned so that it doesn't direct water around the duplexes.
4. Durrant is to be working on the following for the site plan:
 - a. Storm Water Management for parking and Duplexes;
 - b. ADA Ramp at the Gathering House (concern was raised about taking people into the parking lot. Preference would be to run the ramp on the west side of the new parking lot and take people into the striped walkway);
 - c. roof drain routing connection so ice issues in parking lot are not created.

Building Design

1. The first floor lobby area was reviewed and approved with the coat rack shown to the east of the entrance.
2. The updated restroom layout on 1st and basement were reviewed and approved. It was discussed that only the 1st floor restroom would be installed at this time and that the basement restroom would just be stubbed in. Note that only the women's restroom on 1st is technically required per code review. The men's requirements meet code calculations but since a women's would be installed at one location it makes sense to also finish the men's.
3. The hallway running along the east side of St Michaels may need to take up part of the existing kitchen. We discussed cost effective ways to reconfigure the kitchen so that we don't lose valuable space and perhaps make slight improvements. All discussions are preliminary and we will need to pull in kitchen experts if we need to go down this path. Discussed possibly closing off the south entrance into St. Michaels from the commons area and using the space between the kitchen and the janitor's closet for kitchen space.

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4. There should be an electrical niche (perhaps closet) around the electrical panels that can be accessed from the janitor's room so that the kitchen can take up some additional space. The new hallway that is being created and the existing hallway into St. Michaels that is being closed off is actually about the same width. Therefore the kitchen will not be losing SF and may end up gaining since some of the Mech/Storage space can become usable kitchen.
5. Durrant stated that during their code review it appears the existing stairs may be too narrow by 2 feet based on code. Durrant will be scheduling a meeting with the City to review this. If a wider stair is required a new stair would probably need to be added by the new vestibule and then the existing stair would be closed up.
6. Durrant to review what should be done in the fountain area where the kitchen would close off since the wall can only be straight. It will need to be something that has a nice look and makes it look like it wasn't an after thought.
7. Finishes were discussed, concepts follow:
 - a. Bathrooms should have Ceramic Tile
 - b. Main Hallways on 1st floor should have Ceramic Tile with vinyl base along the sheetrock walls.
 - c. Class rooms should have carpeting and vinyl base.
 - d. Door/Window frames interior should be hollow metal. Interior wood doors should be oak to match existing woodwork.
 - e. Wood framing is not needed around the wood windows.
 - f. Ceiling tile and 2x4 light fixtures would be acceptable. Group will need assistance from Weidt Group to determine what type of energy efficient fixtures should be installed (T8 and Super T8 fixtures were mentioned).
 - g. Walk-off mat would be installed at the vestibule.
 - h. Foyer/Entry area at ground level would have Ceramic Tile.
 - i. All unfinished areas would have no ceiling, flooring, or paint. Only exterior walls would have sheetrock installed.

Exterior Elevations

1. The updated exterior elevations were reviewed and no additional comments were made other than the upstairs exterior windows may only want to be 2'-0" wide to prevent the weight issues experienced at St. Michaels.
2. Exterior wood windows such as Pella, Marvin would be specified.
3. It was suggested that there might want to be an added light box where the new and existing buildings meet to get light into the added hallway at the kitchen area.

Mechanical Issues

1. Durrant would like to bring their mechanical engineers on site. The following should be present when the engineers walk through: Quentin Myers; Mark Brauer, Roger Garret; and Mike Gaul.
2. Roger has a call into the company that will check the under slab mechanical ducts. Once they have responded it can be decided if the underslab ducts are okay.
3. Durrant does plan to make the existing offices in St. Michael's more heating/cooling efficient since they are planned to stay for the foreseeable future.

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Budget Update

1. The committee discussed the original building budget and have asked committee member Rob Funk to prepare an updated cost estimate for the June 25 meeting. This cost estimate will serve to verify what needs to be done with total square footage, finished and shell space to stay within Congregation approved budget.

2. The original budget was carried as such:

a.	Site Development Costs:	\$200,000
b.	Construction Cost – Finished Space (8,000 SF @ \$178.06/SF):	\$1,424,480
c.	Construction Cost – Shelled (2,400 SF @ \$110/SF):	\$264,000
d.	Construction Contingency:	\$48,734
e.	Mechanical/HVAC Existing:	\$140,000
f.	Total Construction Budget:	<hr/> \$2,077,214

3. Other budget Costs outside of the construction budget or already funded:

a.	Furniture & Equipment Costs:	\$35,612
b.	Design Contingency Allowance:	\$28,490
c.	Professional Design Fees (portion already paid):	\$200,132
d.	Geotechnical Services (already paid):	\$2,675
e.	Land Surveying (already paid):	\$7,515
f.	Project Expenses:	\$45,000
g.	Fund Raising Cost (already paid):	\$52,700
h.	Kifula Companion Congregation Fund:	\$40,865
i.	Total Other Costs of Construction	<hr/> \$412,989