

**Faith Lutheran Church  
Building Committee Meeting**

**Date:** June 25, 2008, 6:30 PM  
**Location:** St Michael's Hall

<b>Attendees:</b>	Dave Nerdig	Mike Gaul	<b>Non-Attendees:</b>	Jerry Waage
	Roger Garrett	Amy Feters		Don Blum
	Don Beck	Rob Funk		Dominic Punelli
	Dave Eppert	Tom Hardin		Jane Turner
	Bob Olson	Don Swanson		Lance Noe
	Phil Parrott	Ryan S Larson		Pat Norton
	Ryan F Larson			Mark Brauer
				Craig Murphy

**Next Meeting: Wed. July 2, 2008 @ 6:30 a.m. in St. Michael's Hall**

**Clive Variance Board Meeting**

1. The Clive Board of Adjustment approved the variance for request for parking. The motion was actually changed such that the variance would require Faith to build only the additional parking the city deems necessary (examples would include if there were multiple complaints from the community or illegal parking on the street). This means that instead of an all or nothing building of maximum parking if the City deems, the city could require Faith to build fewer parking stalls.

**Site Development by Civil Engineer**

1. The site plans were reviewed and some changes had been made. The following additional comments were also made:
  - a. The existing garage would not be moved, unless required to for contractor staging.
  - b. It was also noted that where the retention pond should be seeded with grass rather than install sod.
  - c. Durrant to show the ramp into the gathering house to be installed by the church.
  - d. Durrant to review location of where the kitchen grease trap must be located. We are looking for cost effective solutions.
  - e. There were a couple of trees that were shown to demo that may be able to remain.
  - f. Durrant to review the plumbing, civil, and architectural to ensure that door locations and plumbing utility connections match between all plans. There were some discrepancies found during the meeting between all three plans.
2. Durrant to get the site plans finalized for submission to Clive Planning & Zoning no later than 7/8 so that this project makes the P&Z Meeting for July 22. This was necessary since Durrant could not get the plans completed by 6/13 or 6/24.

**Building Design**

1. Durrant was told by the City of Clive, Dave Churchill, that the city is 98% confident that the existing stair width on the north of St Michaels will not be an issue for code—therefore we can avoid the cost of building a larger stairway.
2. Durrant to remove the screen walls shown on the roof for submission to the City for Planning & Zoning Plans. Durrant will run some sight lines as it appears that the RTU's on the roof may not be visible from the street and/or the parking lot.
3. It was decided that there is no need for Durrant to show casework in any of the meeting rooms as the church plans to purchase or build their own cabinets/plastic carts to hold supplies.
4. Marker board and Tack boards if needed will also be supplied and installed by the church.

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5. It was noted that due to the location of the electrical panels on the north wall of the storage/mop sink room that this wall should remain as is.

**Exterior Elevations**

1. No comments were made during review of these prints, other than the mechanical screen walls may be able to be removed.

**Mechanical Issues**

1. Roger has a call into the a company that will check the under slab mechanical ducts to determine the status of those ducts. We need to confirm that mold and water are not in those ducts.
2. Durrant will plan for better ventilation in the existing offices in St. Michael's, therefore avoiding the need to heat/cool all of St Michaels to make those offices comfortable for staff. Those offices will remain for the foreseeable future. This will be done by capping off the diffusers in the space and running a mini split system. This also should have a stand-alone Thermostat and not be controlled by the DDC System.
3. The mechanical needs of the project were the main focus of the meeting. The following was decided/discussed:
  - a. It was noted that the pneumatic control system is now working. At this time it is not planned to install new controls in the existing system, but the new building's system should be planned with automatic controls. We will possibly look at an add option to upgrade the existing system's controls to electronics.
  - b. The church just recently contracted to replace the 30 ton unit on the west side. The east 30 Ton unit has not yet been replaced but should be as part of this project.
  - c. The church just recently replaced the furnace in the office so this does not need to be completed.
  - d. The furnace in the janitor's closet area on the main level has not yet been replaced and probably should be as part of this project.
  - e. The current boiler is 80% efficient. Durrant research the cost to keep the current boiler versus replacing with three or four on demand boilers that are newer with a 95% efficiency which would also allow some redundancy.
  - f. Faucets should be specified as either Delta or Kohler because they are higher quality than other makes. All faucets should be two levers.
  - g. All toilets should be tank flush type toilets.
  - h. Water coolers should be provided and not just drinking fountains.
  - i. The kitchen may need to have a split unit water heater installed to provide better temperature control into that space. Durrant to review and provide a recommendation.
  - j. Durrant to review duct routing in the building and ensure that ceilings shown at current elevations can actually be accomplished and still allow enough room for structure.
  - k. Durrant to run some budgets on some of the mechanical options discussed at this evenings meeting to help the committee decide which way to go on making a final decision.
  - l. If the church can afford to do the mechanical controls upgrade, the DDC system should be accessible from the internet so that the rooms and units can be programmed to turn on slightly before a service or meeting is planned to be in the room. This control would also be given to Kala for input when a meeting is scheduled in a classroom.

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**Budget Update**

1. Durrant had prepared a quick budget with the current square footages of 12,943 SF total with 10,000 SF being finished at \$2,553,275 for construction only. Durrant's budget was based upon \$60/SF finish out and \$125/SF for build-out. Therefore the total for the finished spaces was carried at \$185/SF. The original budget was carried at \$178.06 for the same costs.
  
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: 

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\$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 Raiser Cost (already paid): \$52,700
  - h. Kifula Companion Congregation Fund: \$40,865
  - i. Total Other Costs of Construction 

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\$412,989
  
4. Pinnacle's budget was reviewed and the project appears to be on the construction side about \$200,000 over budget. The largest variable at this point is the site plans and site costs. Pinnacle would like to have a grading contractor look at the plans to put a better price to the site. It was also discussed that there is some room to move on the finishes however there were a few items that were not included within the budget that may need to be added. This would be \$15,330 for light monitors; Folding partitions for \$34,796 and light screens at the interior corridors for \$5,394.
  - a. Durrant suggested that a portion of the building could be cut back on the north part of the addition where the building extends to the west past the current building. At this time the committee did not want to lose the SF, but it is an option that will be considered if that is what is needed to get us back within budget. The preferred solution would be to adjust finishes to keep the SF and to still remain within the approved budget.

**Schedule Update**

1. Durrant expects to be complete with 50% CD's by 7/1/2008
2. Durrant expects to be complete with 100% CD's by 8/10/2008
3. Amy will take the current DD plans home this week and review and mark any comments. Roger Garrett will pick up these plans over the weekend to review and add any comments.