

**Faith Lutheran Church
Building Committee Meeting**

Date: July 23, 2008, 6:30 PM
Location: St Michael's Hall

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

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

Site Development by Civil Engineer

1. Site plans have been submitted to P&Z and a letter has been received and needs to be addressed by July 29. Jane Turner to update the letter sent earlier this week to include the additional comments required per the letter. Amy to review who did the original surveying and to see what the costs are to do a final plat to get the entire church properties into one property. By doing this the three duplexes should become tax exempt. Tom Hardin will double check with John Bunz on whether or not this is true. Pat Norton to call the City and obtain clarification on some of the letter received as well as to look for keeping the concrete for the new parking lot and having asphalt left only at the existing lot. Mark Brauer suggested that the concrete may have to be sealed black to match the asphalt lot.
2. There was significant discussion around the transformer location being near the main entry. Durrant to review this issue and discuss further with MidAmerican to see if this can be installed in the "bottom" of the window well area. The opening between the existing building and the light well where the transformer would be installed is approximately 11'-6" x 9'-6".
 - a. Retaining wall if moved out should be kept straight as much as possible to keep costs down. Installing a curve into the retaining wall will add money. However if retaining wall is moved out too much then this will affect the sidewalk adjacent to it.
3. Durrant to show on the plan the concrete slab needed for the rubber playground mat. The playground location should be squared up. Preschool asked to have fence installed similar to what is already on the east side but then also extend the fence a little further so that there is some grassy area available for the kids to play on. This will need to be negotiated with the Church further.
 - a. The door shown that exits out to the west is not there and will be removed from the plan as well as the little slab shown to the west.

Energy Review

1. Durrant has been in discussions with Jim Douglas at the Weidt Group. There are basically two types of rebate programs. One is based upon dollars per unit (more prescriptive), and another is a custom rebate program that you actually model different systems. It was discussed that more than likely this project will use the dollars per unit option.
2. We should have the report from the Weidt Group on July 28 explaining our options.
3. Phil will also call Jim Sharp with MidAmerican to see what can/could be done direct with MidAmerican.

Building Design

1. Kitchen layout of equipment will be by the Owner. Durrant to provide existing kitchen (from current plans) and a layout of the kitchen as shown in the plans. Once these are obtained the committee will work on getting some proposals from kitchen vendors to help layout the new kitchen.

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2. Durrant provided a copy of the proposed specifications. Amy will review and then bring up any questions at next meeting and/or will pass to Roger Garrett and Tom Hardin.
3. The mechanical room shown on the lower level is also going to be the electrical room. This room will look at being slimmed down so that entry to this room can be off the hallway and not through a storage room. There needs to be a minimum of 4.5 feet in the electrical closet.
4. The main level hallway will be changed back to drywall ceiling with can lights to match the existing upstairs décor. Downstairs will remain ACT with parabolic 2x4 fixtures and some can lights in the drywall bulkheads.
5. Durrant showed the planned perforated metal panel that will be painted at the opening between new and existing. The top handrail cap would be oak and would be at 42". There will be a ½" between perforated panels.

Exterior Elevations

1. The updated exterior elevation was reviewed and Durrant has addressed the concern about the extensive brick/block work. What is drawn is still "nice" but not as expensive as the other option reviewed at the beginning of July.
2. It was noted that Durrant had still not installed the transom windows on the upstairs windows. The windows as drawn will be too heavy for the hardware and the windows need to have a transom to help prevent hardware from breaking. It was discussed that Pella Windows is not desired to be specified for the windows.
3. Durrant was asked to verify that the transom windows (that will be added) will work and that ceiling will not hang below the transom windows either existing or new.

Mechanical Design

1. 7/23 - The following mechanical is open and was not discussed. Durrant to advise at next meeting:
 - a. Durrant mentioned that they just recently saw some new product literature on NIPCO that is a possibility for the new toilet rooms that are being considered at the preschool area.
 - b. 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.
2. Due to the fact that the upstairs hallway will be drywall, it was discussed that the main HVAC runs and piping for the AHU's be done above the classrooms as much as possible so that this area would be most accessible in the future.
3. Including additional restrooms in the existing Preschool Area was discussed. It was decided that added restrooms in the Preschool Area are not part of this project and that the current needs appear that restrooms could be added at a later date as planned and there is no benefit to providing any plumbing over the existing lower level for these restrooms.

Electrical Design

1. Electrical plans were not brought to the meeting so a General Discussion was had. Durrant will bring the electrical prints to the Staff Meeting on 7/24 at 9:30 a.m. to verify that agreement is made on outlets, phone, and data locations.
 - a. Phone should be provided in all meeting rooms.
 - b. Data should be provided in all meeting rooms. All cable used should be CAT6.
 - c. Floor outlet (duplex) should be added on each side of St. Michael's hall in the tile area.
 - d. New phone panel space should be accounted for in the lower level new electrical room. It was suggested that there be space allotted for 48 switches and different accessories.

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- e. The Computer Room was suggested to be Room 103. . This room should be set up to run 8 computers. There will need to be eight duplex outlets (one for each computer). The staff will verify on 7/24 that this is the correct room to be designated as the computer room.
 - f. The least expensive type of strip light that uses a T8 should be provided for any storage rooms.
 - g. The light fixtures (can) should be specified to match finish of existing fixtures. Note that fixtures themselves should not necessarily be duplicated as more energy efficient fixtures are preferred.
2. The current phone system is maxed out and may need to be upgraded as part of this project.
 3. Durrant to review cost difference between T5 vs. T8. T8 is standard now and T5 is expected to be standard in the future.
 4. Exterior lights on the building are manufactured by RUDD.
 5. Durrant to try to obtain some samples of the fixtures being specified so that committee can review the light level of fixtures. If samples can't be obtained then location of where fixture has been installed would be another great option.

Budget Update

1. 7/23 - Durrant will be in contact within the next two weeks with Rob Funk at Pinnacle to do another budget update and ensure that project is staying within the necessary budget.

Schedule Update

1. Durrant expects to be complete with 100% CD's by 8/10/2008. It was noted that this is when the plans will be turned over to Faith for final review and approval and that the project would not go out to bid until late August early September. The budget update will also be completed again to ensure that project will fit within the approved budget.
2. Due to the set back in the P&Z Meeting it is not anticipated at this time that the site work will be bid separately from building.

Action Items

1. Durrant to update plans with comments and continue to complete design.
2. Durrant provided an AIAG612 form for Tom Hardin to fill out that provides necessary information needed for Durrant to finish the specifications.
3. Update will be provided of P&Z Meeting and path forward.
4. Mechanical pricing update to help finalize some decisions.
5. Faith to review and offer comments on specifications during next meeting. The specifications provided do not have site specifications; however Durrant plans to reference SUDAS.