

**Faith Lutheran Church
Building Committee Meeting**

Date: August 7, 2008, 6:30 PM
Location: St Michael's Hall

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

Next Meeting: Sunday August 17, 2008 @ 11:00 a.m. up to 3:00 p.m. – Location T.B.D. – FLC Reviewing Plans/Specs

Site Development by Civil Engineer

1. **Durrant is still working with City about the possibility of impervious concrete or bio-detention to deal with water detention. Don Beck suggested that Durrant look at changing the outlet into the detention area to hold water longer. Phil will suggest this to Pat.**
 - a. **Mike Gaul, Tom Hardin, and Amy Feters will be present Tuesday, August 12 for the P&Z Meeting between 5:30 p.m. – 7:30 p.m.. After the meeting it was confirmed that due to the outstanding issues with the City the P&Z meeting on 8/12 was canceled and the committee will now need to plan on August 26. Durrant to work with the city to get any of the open issues resolved prior to the 8/26 meeting. (Note: P&Z Meeting has been postponed until 8/19/2008)**
 - b. **The City had requested seven additional set. Six were already provided. Durrant will be getting the additional copies to the City.**
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. **8/7 – Durrant confirmed that the retaining wall needs to be moved out about 2'-0" from the current location and then the transformer should be able to be placed down at the base of the retaining area and have the proper clearances. This will leave 24'-0" for a drive aisle width. This will prevent the side curb parking currently used but will still allow enough drive lane. Durrant will confirm with MidAmerican that the transformer will be acceptable down in the lower area.**
 - b. **There needs to be fence installed on top of the retaining wall since the sidewalk runs right along the side and there will be a drop off. Durrant will review what types of pre-manufactured aluminum fence can be installed that will post mount and will be a picket type to prevent kids from crawling up the fence. Vinyl coated chain link fence is not desired.**
 - c. **It was discussed that grass cover in the lower area should have grass seed installed instead of rocks and/or plantings.**

Energy Review

1. **We should have the report from the Weidt Group on July 28 explaining our options.**
2. **Phil will also call Jim Sharp with MidAmerican to see what can/could be done direct with MidAmerican.**
3. **8/7 – Durrant has a call into Weidt Group without a return call. After the meeting, Durrant received an e-mail from Weidt Group suggesting some website to visit and for Durrant to work with**

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MidAmerican Energy. Durrant does not feel that we are too late to be looking into energy efficiency.

Building Design

1. Durrant had some exceptions to the comments made on the specifications and provided the attached letter. Amy will need to review the copy of the specifications with this letter to see if there are any concerns with some items remaining.
 - a. When reviewing the documents on August 17, Amy will discuss with the committee if we want the contractor to install a full fence around their area or just "orange" snow fencing. Originally in the mark-ups by Amy it was suggested to place snow fencing and not a full fence but perhaps with the Pre-School it is desired to have a full fence.
2. The kitchen layout was main discussion during the meeting. After much debate it was decided that the janitor closet should be demoed and if possible the electrical panels flipped so that they can be accessed from St. Michael's Hall. This would make a long skinnier kitchen. Durrant to advise if the electrical panels can be flipped with minimal costs. Post the meeting Durrant advised that the electrical panels will need to stay as located in the expanded kitchen so that the entire power system doesn't have to be upgraded.
 - a. Don Beck and Mark Brauer to contact their kitchen designers to review a layout and let the designer's layout the kitchen for efficiency and have them advise if they need to have the kitchen wall pulled out into St. Michael's.
 - b. A new stove will be planned to be purchased. The current stove requires the pilot light to be on all the time which burns about \$1,200 worth of gas each year. A new stove from Hockenberg would be \$5,000. A new hood will be needed (or relocated) but will more than likely require a roof patch. This will need to be shown on the plans.
 - c. The expanded kitchen will require the mop sink to be relocated. The fountain faucet may also need to be relocated depending up on the layout.
 - d. The restrooms on 1st level will have a janitor closet installed in the front of these. The restrooms each may need to lose one stall. Durrant to update the layout and send out for all to review. Based upon this change the riser storage for the sanctuary will remain where currently located in St. Michael's Storage. This will also happen on the lower level as well but not be finished at this time, just rough-in.
 - e. It was confirmed that the kitchen is to be part of the project but will be listed as an add alternate so that the costs can be kept separate. The electrical/mechanical/drywall/door work will all need to be a part of this alternate and Durrant will need to draw these changes in their plans.
 - i. The stove will have electronic ignition and gas. See attached cut sheet for more specifics. This is an example but not the final stove that will be purchased.
 - ii. A power pole in the center of the kitchen should be planned where the stainless steel center island counters are so that power is possible in the center of the kitchen.
 - f. FLC will be hiring either Hockenbergs or having one of HyVee's Kitchen Designers design the kitchen.
3. Durrant confirmed during the meeting that the structural engineer was able to remove the sheer wall requirements on the shell/storage space on both 1st and lower level therefore in the future the walls can be removed and installed where they work best.

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Exterior Elevations

1. The preliminary layouts of some future space were reviewed on both 1st and lower level. The exterior window layout with this future use was also reviewed and approved.
2. Durrant was asked to verify that the windows still shown at 9'-0" AFF will work and that ceiling will not hang below the either existing or new. **8/7 – Durrant has commented this coordination is still happening but it appears transoms and ceiling heights will work.**
3. **Durrant to add a note to have the existing lintels re-painted as part of this project.**
4. **Durrant to add a note to have the existing brick sealed (waterproofing) when the other brick is sealed. This should be an alternate to track costs.**
5. **Durrant to add details for the moveable door shown at the new north entry.**

Mechanical Design

1. **7/23 and 7/30 - The following mechanical is open and was not discussed. Durrant to advise at next meeting:**
 - a. **8/7 – Durrant is still working on the boiler cost options. It was confirmed that the tankless water heater is what will be used and no further investigation needs to be done on this.**
2. The location of the shaft shown in the southeast corner of the "future" space on 2nd level is in a poor location, as it will limit future use of this space. It was asked if the ductwork coming out of the RTU's could be moved more toward the center at the east end of level 2.
 - a. **8/7 – Durrant is still reviewing this ductwork and does plan to move it since it won't work with possible future layout as well.**
3. **Where the toilet room was shown in the future layout on the ground floor was approved. Durrant to install underground rough-in now in that location and keep it a 1'-0" low so that it could be modified in the future if needed.**

Electrical Design

1. Durrant to review cost difference between T5 vs. T8. T8 is standard now and T5 is expected to be standard in the future.
 - a. **8/7 – The cost per each lamp for a T8 48" long is \$1.79 per each and a T5 48" long is \$7.35 per each. Per Durrant they do not recommend going with a T5 bulb.**
 - b. **Tom expressed concern that total life costs were not provided and agrees that based upon this a T5 probably doesn't make sense but would like to have the overall life expectancy of the bulbs and what the light/heat output is so that overall payback of the bulbs could be reviewed. Durrant to see if this can be provided.**
2. 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.
 - a. **8/7 – Durrant mentioned that the samples are ordered but have not yet come in.**
3. Lightning Protection needs were discussed. The committee agreed that a lightning protection system should not be necessary but installation of a Trans Voltage Surge Suppressor (TVSS) to protect the computers would probably be a good idea. It was discussed that this should cost about \$1,000.
 - a. **8/7 – Durrant confirmed that a TVSS is shown in the plans.**
4. **Durrant to coordinate the lights at the new entry on the north between architectural and electrical plans.**

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Budget Update

1. Durrant is in the process of printing a set of documents for Rob Funk at Pinnacle to do another budget update and ensure that project is staying within the necessary budget.
 - a. **8/7 – Rob expects to have budget complete by the week of August 18.**
2. Mark Brauer will advise on what the printing costs would be if we printed documents with Beeline and Blue. Durrant uses Action Reprographics. Costs will be checked with both printers to see which is most economical for printing.
 - a. **8/7 – The costs from Action Reprographics on smaller jobs was less expensive than Beeline and Blue. Therefore Action will be used for printing the plans.**

Schedule Update

1. Durrant will have three copies of drawings delivered to the church on August 11 and two sets of specifications.
2. Drawings will be issued for bid the first week of September with allowing of three weeks to provide bids.
3. Once plans have been reviewed and are ready to go to bid a simplified floor plan and elevation will be printed on a board so that it can be placed in the commons.
4. The following contractors have been in contact with FLC and/or Durrant to bid on this project.
 - a. Rochon; Hanson; Story Construction; Briholtz; Downey; Ball Construction; Pinnacle; Larson & Larson; CPMI; and Ventor Spooner; Septagon.
5. Some specifics of how the bidding will happen was discussed:
 - a. Bids will be required to come sealed.
 - b. There will be two envelopes. One will be a bid security that will be opened first the second will be the bid that will be opened after the security looks to be in line.
 - c. The project will not be advertised in the paper since this is private, but plans will be in the plan rooms so that subcontractors can review the drawings without obtaining a full set of plans.

Action Items

1. Tom Hardin to fill out AIAG612 form by 8/6 for Durrant to finish the specifications.
 - a. **8/7 – Tom to complete this form by tomorrow and bring to Durrant. Not having this form is preventing Durrant from finishing the front end specifications.**
2. **FLC to start discussions with K-Mart about possibility of parking more vehicles in their lot during the construction.**
3. **FLC to also look at making and putting up some temporary signage on Sunday's on University to direct parking to the K-mart lot due to construction. Tom H will be heading this up.**