

**Faith Lutheran Church  
Building Committee Meeting**

**Date:** September 4, 2008, 6:30 PM  
**Location:** St Michael's Hall

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

**Next Meeting: Tuesday, October 7, 2008 @ 6:30 p.m. – Gathering House – Fireside Room**

**City P&Z Submittal**

1. The P&Z Meeting is scheduled for September 9 at 5:30 p.m. Everything has been submitted to the City including the preliminary landscape plan.
  - a. Mike Gaul will be speaking for the church. Durrant either Bob Olson or Phil Parrot will be speaking in regards to the design. Amy Fetters will also be in attendance of this meeting. Others committee members may also attend to show support.
  - b. It was discussed that Mike Gaul or Durrant will want to make the motion asking for approval with the qualification that the rain gardens not be required but instead drought resistant plants be used instead in the islands.
2. If the P&Z approves the project then the plans will go to Council on September 18.

**Site Development by Civil Engineer**

1. The transformer location was discussed again and whether it makes sense to connect to the existing transformer location and upgrade the system. Durrant commented that to upgrade the system may run an extra \$100,000. Based upon this additional cost it was agreed to leave the transformer on the east side of the building and run the conduit through the parking lot.
2. It was discussed whether or not an additional \$5,000 wanted to be spent on installation of an additional drain and then redoing the grades into the site from 104<sup>th</sup> Street to allow the grade to be less severe. Currently the plans are showing the paving to be put back in at the existing grades. The committee voted and it was agreed to hold off on adding this change at this time until after the bids come in. This could be added back in during the VE process if really needed.

**Energy Review**

1. **9/4 – No new update on this.**

**Overall Design**

1. Durrant is having the Quality Control Review performed by Doug Bowers. Doug is an architect that has 23 years of architectural experience.
  - a. Doug has been focusing some review on the detailing of the railing on the retaining wall.
  - b. Doug has also been working on detail indicators to ensure that details match up to the sections.
2. Ryan will e-mail the floor plans with the door hardware information to the committee so that the hardware schedule can be reviewed and verified.
3. Durrant brought some carpeting, vinyl base, and tile to review during the meeting. The samples shown were acceptable to the committee. Durrant was asked to specify one of the carpeting material, and to specify cove base. The tile for the restroom will be specified as a 2" x 2" tile. The countertop will be

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specified with a laminate that will be neutral but also has a bit of a texture look to it. Ryan had marked the colors preferred on the samples brought to the meeting.

4. The following bid alternates should be listed:
  - a. Auto Operator on the Outside and Interior Door that enters on the Ground Level at the north side of the building.
  - b. Kitchen costs should be a separate line item of the total bid but not an actual alternate. Durrant may need to place the kitchen information on one or two sheets so that it can be referenced so that it is clear what needs to be done and included as part of the kitchen.
  - c. Brick/Block Sealant on the balance of the existing building should be listed as an add alternate.
  - d. Repainting of all lintels and tower on the existing building should be listed as an add alternate.
  - e. It was agreed at this time that flooring should be left in the budget. If the project is over budget this may be an area where costs may be able to be cut.
  - f. Durrant also mentioned that with the windows that were reduced to allow a lower ceiling may also have changed the sizing of the units so some of the unit sizes may be able to be downsized from the current design.

**Budget Update**

1. Durrant advised that the fencing costs for material on a prefabricated fence will run about \$40 per LF and the shop fabricated fence that was planned to be shown on the prints was going to run \$85 per LF. It was decided that the Ameristar Fence would be acceptable and should be specified as such.
2. Rob provided a budget update and the project is \$170,000 over budget. It was agreed to put the plans out to bid as is with the understanding that some Value Engineering will need to take place with the one or two low bidders.

**Schedule Update**

1. Drawings will be issued for bid September 12, 2008. A mandatory pre-bid meeting will be held on Tuesday, September 23 from 3 p.m. until 5 p.m. Tom sent an e-mail to Kala during the meeting requesting St. Michael's Hall for this pre-bid meeting. The bids will be due October 7 at 4 p.m.. Bids will be submitted to Kala at the church office. The church will be implementing the badge process during this pre-bid meeting. This will be considered a practice run.
2. The following contractors have been in contact with FLC and/or Durrant to bid on this project. Durrant to notify all these contractors of the above schedule and have them return intent to bid form.
  - a. Rochon; Hanson; Story Construction; Brieholtz; Downey; Ball Construction; Pinnacle; Larson & Larson; CPMI; and Ventor Spooner; Septagon.
3. 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.
  - d. Committee will be meeting on Tuesday evening on October 7 starting at 6:30 p.m. to review the bids and determine a recommendation (if possible) to council.
  - e. Council may hold a special meeting to review this recommendation.
4. **Construction would plan to begin this fall. Hopefully around mid-October (depending upon budget and contractors availability to start this year).**

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**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.
  - b. 9/4 – Tom to get with committee members as there are a couple questions that need to be answered before he can submit this back to Durrant.
2. Mike/Tom will begin working on securing a construction loan with the budget information received tonight.
3. Durrant will apply for a building permit. Contractor will be required to actually pay for the permit costs.
4. Durrant will submit the necessary publishing for an NPDES Publishing.