

# Our Next Generation Building Repair and Improvement Progress Report

January 31, 2010



## WHAT WE HAVE ACCOMPLISHED

At the January 2009 Annual Meeting the Congregation approved the use of \$40,000 from the Shared Equity Loan Fund (all funds used will be repaid with Capital Appeal Funds) and authorized the Facilities and Improvement Team to hire an architect and engineering firm to help confirm project requirements, analyze the condition of the building and mechanical systems, and develop preliminary design possibilities and estimates. The FIT interviewed several firms and selected Strang. Strang completed all of the requirements of this first phase and at a December 13<sup>th</sup> congregation meeting the following motion was approved:

*The Leadership Team unanimously and enthusiastically recommends to the congregation Option 2B as the goal of our facility improvements; and recommends to the congregation the retaining of Harvey and Associates to guide us in conducting this capital campaign to raise the necessary funds.*

The funds used for this phase totaled \$20,750

## WHAT IS HAPPENING NOW

The Leadership Team authorized FIT to continue working with Strang to develop a schematic design of option 2B. This phase will confirm building conditions and structure and provide more detailed designs for congregational review. This phase will be completed by February 1<sup>st</sup>. The total cost of this phase is estimated to be \$11,500.

## NEXT STEPS

The Leadership Team is requesting at today's Annual meeting Congregation approval to spend up to \$30,000 of unencumbered funds to further refine the design and estimates. (Like the original \$40,000 approved last year for initial design, this added \$30,000 for architectural work will be repaid from the capital campaign fund and considered a part of the capital project budget.)

This *Design and Development phase* will create design documents that have detailed HVAC, electrical, plumbing, and architectural engineering. This level of design detail will permit the church to begin negotiations with potential contractors and obtain "not to exceed" total project cost numbers. This will also save time and allow for more competitive bids, given the construction economy at this time. This will provide the Congregation firm numbers to consider in deciding whether to then authorize the completion of design documents for bidding and construction.

## FUTURE STEPS

When the Capital Appeal drive is completed the Congregation will vote on moving forward with the building repair and improvement plans. If approved, FIT will ask Strang to complete construction documents which will be used for bidding and construction. Strang will manage the bidding process and provide on-site construction management. The Congregation will receive the bid results and next will be asked to vote on whether to authorize construction. The cost figures from bids will be available alongside the information about pledges received in the Capital Appeal, permitting decisions on which improvements we wish to approve given financial considerations as well as our building requirements and program goals.

## ESTIMATED SCHEDULE

The Congregation will review bids and be asked to authorize construction, likely in June. If approved, construction is estimated to take four – five months. FIT is beginning to have discussions with Strang about the staging of construction so that the impact on programs, particularly on Sunday morning, is minimized. However, FIT will carefully consider the impact the schedule has on overall costs. Needless to say, we will have a lot of "Pardon Our Dust" signs up around the church. Information will be provided to the congregation throughout the process.