

Trinity Facility What If Team
Minutes of the Meeting of January 15, 2008
7:00 p.m. Family Center

Present: Dave Van Den Brink, Scott Heemstra, Jodi McDonough, Karen Barker, Dave Mars, Scott Simmelink, Pastor Jon Opgenorth.

Guests: Todd Moss, Terry Glade, and other members of CMBA as outlined below.

1. Pastor Jon O opens in prayer.
2. Todd Moss gives general introduction to the firm.
3. Terry takes over.
 - a. Gives historical background
 - b. Terry would be principle on the project.
 - c. He is LEED certified. This is a real plus for us as the FOT heard much about this in Atlanta and is committed to the building being environmentally responsible.
 - d. Julie Burhoop, part of design team.
 - e. Matt Barstad, Spencer office, part of design team.
 - f. Michele Rosenboom, interior designer.
 - g. Others on the team would be
 - i. Mechanical and electrical engineers
 - ii. Structural engineer
 - iii. Audio/Visual, Acoustical consultants
 - iv. Liturgical consultant
 - h. Design/Build Delivery System
 - i. Pros
 1. single line of responsibility
 2. contractor involved early
 3. cost estimating
 - ii. Cons
 1. architect can't protect the Owner's interest
 2. contractor motivated by profit
 3. a lot of them come from a distance
 4. no future accountability
 5. limited creativity of design staff
 6. One stop shops are not recruiting the brightest and best. They have to make compromises.
 - i. What CMBA does well:
 - i. Listening
 - ii. Good stewards of the funds. "We will spend your money like it was ours."
 1. Total budget process
 - a. Discuss what the budget is and how it was established
 - b. What is included
 - i. Construction costs

- ii. Contingency
 - iii. Soft costs
 - 2. change orders are minimal
 - 3. Promotional – Visual Tools
 - a. Computer models
 - b. Brochures
 - c. Scott S asks how much is enough? Todd says you do the outside and one key space, probably.
 - j. Our vision.
 - k. How do we decide?
 - i. Who has designed the most churches? Probably not CMBA
 - ii. Who has the best presentation? Not necessarily the best architect
 - iii. Who promises the most church cheap? Not necessarily the best
 - iv. Who knows you personally? CMBA has strong track record here
 - v. Who is accountable? Because they have done much in OC, they would be eager to make good on all commitments with us. Because they are close, they can more easily be held accountable.
 - vi. Who can provide the best service? CMBA believes they are very strong here
 - vii. Who is committed to helping you realize your unique, God-given vision?
 - l. Why CMBA
 - i. The most trusted.
 - ii. The best service
 - iii. The most accountability
 - iv. The most committed to a design that will facilitate your God-given vision for 21st century ministry.
4. Questions.
 - a. Is it cost-effective to be LEED certified? You can use and do the LEED guidelines without paying for the paperwork of the official certification.
 - b. What is the process for master planning? They use charette process. Especially want to spend time with ministry leaders.
 - c. What was your price per square foot at Sunnybrook? Because it was an existing church, the cost wouldn't be comparable.
 - d. How will you use the existing gifts among our people? They do use the gifts of the leaders at the church.
 - e. How do you design the building with value in mind so that we get best use of the resources involved? Use high quality material but not ostentatious material. Make spaces flexible. Put the money where it makes the most impact.
 - f. What is Sunnybrook doing in nursery area for security? Check-in/check-out process. Security checks for workers. Area for kids isn't close to the entry.
 - g. What is all this good stuff going to cost us? Depends on what we're building. Basic service is in 7 – 7 ¾ range (architectural, structural, mechanical, electrical, interior design).

- h. In your experience, do churches typically hire a fundraising consultant?
Varies, depending on project.
- i. We've been through a lot of stuff with Atlanta, etc. and we see it as a spiritual journey. If we feel led to work with a consultant (like Cogun), would you team up with us? Depends on the relationship. CMBA wants to work for us and work for us alone.
- j. Matt, what are some liturgical consultants that you've used in Sheldon office? Man (Karen didn't get name.) who has relocated to MN is one that they've worked with. "It's not about the building; it's about the people." He has helped with communication of project vision. Good discussion about the positives of using a liturgical consultant and incorporating design that is theologically informed.

Guests left and FOT/WIT continued the meeting.

- 5. Discussion of web site. How do we like it? Might be a bit busy, but we love it!
- 6. What If? space questions.
- 7. LT needs to be present for the consultant interviews.
- 8. Scott H talked to Jon O.
 - a. He's good with the Sunday night meetings. Karen will continue to shape those into a proposal.
 - b. He's good with the 10B4. Show it immediately before and immediately after the services.
 - c. How soon do we need to get going on the ministry master planning? And who does it? LT and staff need to own it. We can begin it. What if WIT begins the Sunday night process with the LT and the staff?
- 9. Scott H says it's OK to miss a meeting once in awhile. Don't feel guilty. And he wants that to be a matter of record.
- 10. Review of the meeting schedule to the end of Feb.
- 11. Scott H closed with prayer.
- 12. Next meeting is Jan. 22. (Karen will be absent.)

Submitted by Karen Barker