

Minutes #62 May 26, 2009

Present: Karen Barker, Scott Heemstra, Brian Hector, Dave Mars, Jodi McDonough, Scott Simmelink, Dave VanDenBrink.

Guests: Bryan Miles, William Morgan, Tim Bell (corporate estimate), David Dial (by phone).

1. Scott H opened with prayer.
2. Intro information.
  - a. Cogun normally does not share this kind of detail with churches, so they are on a learning curve as well.
  - b. William reminds us that the information re bids is confidential.
3. Look at project time line/schedule.
  - a. Site work would need to start in July in order to get to the building by the first of September, which we need to do.
  - b. 12 – 14 months total including site work, puts us occupying the building August or September of 2010.
  - c. Warranty date (for example, for HVAC, even if we use it during the building process) starts at the date of occupancy.
4. Outline specifications and Document List and Drawings. These are how Cogun got to the numbers they have.
5. Exclusions. Simply a description. No surprises.
6. Price Tabulation Spreadsheet.
  - a. Re parking lot lighting, let the record show that Bryan Miles was more precise than Scott H!
  - b. Architecture, Engineering, Start up and Mobilization. Straight up 10% for general start up. Recoup some of cost incurred to date, etc.
  - c. General Conditions. Anything affected by time – things we need on the site, dumpsters, phone for the site manager, etc.
  - d. There will be a Project Manager in between Chuck (site manager) and William (Sr Project manager)
7. Schedule of allowances and alternates
  - a. Storage 013 is an add. (Lower level area)
  - b. Discussion of panels separating the worship center from the grand hall. Windows or no. Windows cost us. But. . . (We keep going down this road.) Jodi asks about the sun/light issue from the Clearstory windows on the south. Will there be a lot of sun coming in there? Yes, says David. Definitely. So, maybe we do need to take the window out of the panels. Brian H. says YES!
  - c. At what point do change orders start? When we sign the agreement.
  - d. Look into value engineering for translation booth.
  - e. Get price for deduct on Bradley sinks.
  - f. Discuss piping used for plumbing.

8. Scott S asks how we see the national buying power of Cogun in tonight's lump sum. Answer from William: the fact that Cogun's bottom line for our project is ~ \$400,000 less than the sub-contractors' bidding price.
9. We need to get to \$3.65m for the building. Have to find at least \$350,000 to take off the lump sum.
  - a. Perhaps design features change.
  - b. Perhaps the subs have put contingency money into their bids.
  - c. Perhaps the church brainstorms to do some of the work.
  - d. Cogun is certain they can get us to \$3.65m. We will have to make some decisions and compromises, but not give up square footage.
10. Scott S shares his anxiety. Doesn't feel good about someone coming in from, say, Little Rock, and having the ability to do the job for less. Subs coming in from far away concern him. William says it is his intent to use the sub-contractors that we want to see working on the project. If we can get lower bids from subs further away, it motivates local subs to lower their bids.
11. Scott S closes this part of the meeting with prayer. It is ~9:00 p.m. Bryan, William, Tim, and David leave.
12. 9:20 we begin again, M & M's in hand.
13. 22,800 sq ft. is what we have now. We need the cost to be \$160/sq ft.
14. Review of minutes from virtual meeting, May 14.
  - a. 2c. Go with 14' doorway between the worship center and the grand hall.
  - b. 3b.
    - i. Change windows to consistent sizes and shapes, but fewer.
    - ii. Use the brick on both the west side and the south side. We won't be able to reuse the brick if/when we knock those walls out for additions, but we think it's worth it. Looks better.
  - c. C.ii. Yes, add the curtains to the background of the platform.
  - d. D. Translation booth. We are good with putting it down rather than up.
  - e. E. Coatroom stays as a coat room.
  - f. 5 and 6. We will get quotes as soon as we can. June.
  - g. 9a. Jodi will ask.
  - h. 10. Approved the finishes.
15. Update on staff responses to Karen's questions for the newsletter.
16. Will we recommend the design, the budget, and the financing to the LT?
  - a. Brian asks where the LT is in their thinking. Scott says the expectation is that if it is under \$5m, they'll pass it on. If not, they assume we won't bring it to them.
  - b. Dave and Dave say they can't recommend it because they don't know what they're recommending yet. We still don't know what the changes are.
  - c. We're not ready. Need to hear from William re the compromises we'll have to make in order to make budget. Need to know financing as well. We will not meet with the LT until we have answers.
17. Scott will talk to William to push his deadline getting back to us. Dave V will push the deadline for financing information. Scott will talk to LT to tell them where we are.

18. Next meeting will be Tuesday, June 2, 7:00, Family Center.
19. Meeting adjourned at 11:25 with closing prayer from Brian.

Tiredly submitted by Karen Barker