

Trinity Facility What If Team
Minutes of the Meeting of February 28, 2008
7:00 p.m. Family Center

Present: Scott Heemstra, Jodi McDonough, Karen Barker, Dave Mars, Brian Hector, Scott Simmelink, Dave Van Den Brink.

Guests: Jon Opgenorth, Tom Van Rooyan, Leadership Team Members; Cogun Team

1. Opened with prayer.
2. Introduction of Cogun team
 - a. David
 - b. Steve
 - c. Brian would be the lead player on this team.
3. Cogun
 - d. Design/Build firm rather than design/bid/build or construction management. Design/build is open communication and collaboration.
 - e. They only build Christian churches
 - f. Started in 1969. Worked with 52 denominations including non-denominational.
 - g. No architects on staff on purpose.
 - h. It's a stewardship issue. They are here to facilitate our ministry, which we know far better than they do or will.
 - i. They are a general contractor. Not perfect. So we need relationship to succeed.
 - j. Has 15 negotiated contracts with architectural companies who "get it."
4. What questions/issues do we have?
 - a. Get local mechanical, electrical, plumbing
 - b. Cogun has volume because of their national relationships.
 - c. They contract every aspect out to subs and they carry risk, as opposed to the construction management delivery which makes the church carry the risk. Subs with Cogun work for Cogun, not the church, therefore Cogun takes the liability and risk.
 - d. Cogun shoots for 9.1% profit.
 - e. Scott H asks, where do you cut corners, then, when you're losing money?
Brian: I can't. It's an issue of reputation and of warranty. You pay for it one way or the other.
 - f. 20% of their business is fixing mistakes of other builds.
 - g. Architects do the graphic picture of the ministry plan.
 - h. If the master plan is done well, the building seems inevitable.
 - i. Brian (lead) will be here 10 – 15 times during the whole process.
 - j. What do we have at the end of 6 – 9 months?
 - i. First is a DPA – development planning (charge 1.25% of project costs). Deliverables for that are:
 1. 2-day discovery session with leaders.

2. Transforming church index. Readiness assessment to find out where we really are in the project. Are the leadership and congregation on the same page? Etc. Takes about 6 weeks to administrate. Internal tool. Based on those already here.
 3. Demographic study. How is the ministry going to be impacted by the demographics of the area? Etc. Based on those currently outside the church.
 4. Code Analysis. On the site, what are the codes, the restrictions? Outside of the code, how do we personalize the church?
 5. Financial Master Plan.
 6. Budget/Financial Feasibility.
 7. Programming. Master planning and next phase. What is “mission critical”?
 8. Floor plans
 9. Elevations
 10. Modeling.
- ii. Range of value. Pay 2%.
 1. At this point we enter into final contract with Cogun.
 - iii. Lump Sum Price.
 1. 4 ways the price can change:
 - a. We dictate to them something new/different.
 - b. Unforeseen condition on the site.
 - c. An authority having jurisdiction.
 - d. Inflation.
 - iv. Permit
- k. Scott S: Do you ever have it that the discovery process reveals ministries within the church that it doesn't even recognize itself. (I don't recall an answer to this one.)
 - l. The churches that are growing are those that are looking outside the church bringing those people to the Kingdom.
 - m. What creative things have you seen regarding sustainability? Key is to plan so that the building is designed without waste of use. 2 – 4% increase in costs for LEED certification. Materials that are recyclable (carpet repurchased when we re-carpet down the road, for example). Work a lot of green materials into basic spec. The importance is to model sustainability to the congregation.
5. Next meeting will be March 13, 2008 at 8:00. The team is encouraged to spend specific time in prayer for the decision-making process.
 6. Adjourned at 10:30 p.m.

Submitted by Karen Barker