

Our Redeemer's Lutheran Church

Vision Aligned Building (VAB) Update

December 1, 2020

Lower Level



Fireside Room walls stripped of framing and ready for concrete forms to create what will be exterior, below grade walls after the demolition in the spring.

Main Level



Library-Sanctuary and stair walls removed, abatement complete



Looking through floor framing from Chancel to Lower Level

Framing in the Administration area is underway to define the new Restrooms, Nursery, Office and Meeting spaces. In the Sanctuary, the masonry walls are exposed in preparation for the installation of new steel columns that will support the large roof trusses. These trusses currently bear on the unreinforced masonry walls which in their current condition, could buckle in a seismic event. The new columns are being fabricated and are expected to arrive about mid-December. Shoring of the trusses and saw cutting the brick will likely begin the week of 12/6.

In the lower level of the building, plumbing inspections and concrete slab pour-backs are underway. LZL construction will also be working on the concrete forms and rebar ties that will encase the existing concrete walls shown in the photo above. Once formed these will be poured, stripped, and waterproofed so they are ready for the demolition of the library structure in the spring.



PROJECT STATUS

Schedule: No Change - Church access late summer 2021

<u>Date</u>	<u>Construction Contingency</u>	<u>Project Contingency</u>
9/1/20	\$217,854	\$57,415
9/30/20	\$217,854	\$57,415
10/15/20	\$199,609	\$57,415
11/14/20	\$170,121	\$61,719
12/1/20	\$167,164	\$61,719

Charges against the Construction Contingency to date include:

- Lowering the Chapel floor to bring it to the same level as the Chancel and provide full ADA access.
- Providing a portable toilet with handwashing facilities for the Road to Housing clients for the duration of construction.
- Providing internet access to the site during construction due to removal required for service at new Ballard temporary finance office.
- Added framing and footing due to hidden conditions in framing at Narthex/Restroom area.
- Replace electrical conduit and wire that were in the Chancel floor framing.
- Replace insulation in Administration area ceiling that was damaged by removal of asbestos popcorn ceilings.

