

Our Redeemer's Lutheran Church

Vision Aligned Building (VAB) Update

December 15, 2020

Lower Level



Fireside Room - concrete forms



Exterior wall forms at old stair



Infill forms at south exterior stair

Main Level



New beam at Narthex and framing in Admin Offices



Chapel floor framing removed (to lower) and classroom below

Framing in the Administration area is 99% complete and mechanical / electrical rough-in is scheduled to begin next week. Portions of the Chancel floor and the Chapel floor are being removed to facilitate lowering it. In the final configuration, these two areas will be at the same level and two shallow steps, and a short ramp up from the Sanctuary. The photo above on the right is looking through the old Chapel floor down into the classroom below.

Roof trusses in the Sanctuary are being shored in anticipation of the new steel. This work will be done in two parts with every other truss being shored, and each truss only on one end. When the new steel is installed, the contractor will repeat the process so that each truss always bears on structure. Due to the holidays, the site will be closed on Christmas Eve and Christmas Day, as well as New Year's Day. LZL has decided to wait to begin cutting the brick and installing columns until early January.

In the lower level of the building, the contractor has been working on the concrete forms for the new walls that will become exterior, below grade walls when the Library structure is removed in the spring. These walls are all scheduled to be poured the week of 12/18. Framing of the new restrooms is underway with mechanical and electrical rough-in to follow.



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
12/15/20	\$160,570	\$61,179

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.
- Chancel floor framing changes to due as-built condition
- Replace insulation in Administration area ceiling that was damaged by removal of asbestos popcorn ceilings.
- Add foundation and concrete costs due to lower-level concrete walls at south addition.

