

Our Redeemer's Lutheran Church

Vision Aligned Building (VAB) Update

January 15, 2021

Main Level



Rough-in at Admin



Chancel Floor Framed



Lowered Chapel Floor Joists

Mechanical and electrical rough-in is underway on the upper level. The framing of the Chancel floor is nearly complete with one section at the Chapel remaining. This small area is anchored into the masonry walls and will be done and inspected with other masonry work in the Sanctuary.



The VAB team has worked with the architect on the design solution for the Chapel. As mentioned in earlier updates, the Chancel and Chapel floors will be on the same level to facilitate access for all. In addition, the "forest" of reclaimed pew wood will be backed by opaque glass walls and a door that will allow both visual and audible isolation between the two spaces, while still bringing in light to the Chapel and connecting it to the Sanctuary. The architect's rendering above is from the perspective of standing on the Chancel looking south at the Chapel with the ramp to the right or west.

The lower level of the building is also making good progress. All concrete walls have been poured and forms stripped, the ramp is in place with two classroom doors relocated, and the infill at the south stair is complete. Framing and plumbing rough-in is also complete with inspections occurring this week.



PROJECT STATUS

Schedule: No Change - Church access late summer 2021

<u>Date</u>	<u>Construction Contingency</u>	<u>Project Contingency</u>
7/12/20	\$217,854	\$67,153
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
1/15/21	\$142,045	\$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.
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- Modification to Fellowship Hall Operable Wall to hang from beam vs. ceiling.
 - Credit of \$400 for changing lower-level storefront and door to aluminum and adding electric strike.
 - Revise Chapel north wall design
 - Raise hydronic pipes in basement to eliminate damage potential.

