

Our Redeemer's Lutheran Church

Vision Aligned Building (VAB) Update

February 1, 2021



Sawcut for Column



Column Installed



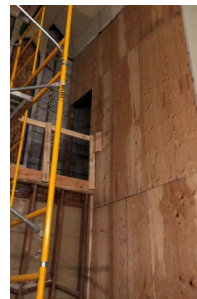
Connection at Foundation Wall



Truss to Column Connection



Columns at Lower Level & Sanctuary



Plywood shear walls at Chancel, Administration, and new Small Meeting Room



The large roof trusses that form the ceiling of the Sanctuary were originally designed to be supported by the outer layer of a two-layer brick wall assembly. As part of the seismic work, each end of these trusses is to be supported by a steel column that attaches to the truss, and to the concrete foundation wall below. These columns arrived in January and installation is well under way.

As you can see in the photos above, the interior layer of brick was saw-cut and removed to allow for the insertion and connection of the steel while the truss above was temporarily shored to provide stability. Over half of the columns are now installed, with the balance going in this week. Grouting of the anchors is underway and welding is scheduled for later this week. Once complete, the wall areas will be furred, and sheetrock will be added so the columns are embedded within the walls. This is a significant milestone for the project.

Framing is complete and the plywood shear walls that also form a part of the structural improvements are underway. Plumbing is complete at both the main and lower levels. Electrical rough-in for lighting, power, data, and switching is in progress with a significant amount of wire replaced to bring the installation up to code and ensure warranties on new equipment. Mechanical rough-in is also underway and will continue for the next few weeks.



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
1/31/21	\$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.
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