

Our Redeemer's Lutheran Church

Vision Aligned Building (VAB) Update

February 15, 2021



The new structural steel column that supports the roof of the Narthex has been installed. This very high roof had little structure supporting the wall, openings, and the high roof and deep overhang. The new column bears on a new concrete footing and bolts to the beam above. The colored material in the window is a polycarbonate (plastic) and will be replaced with clear insulated glass. The new glass for this elevation has been delivered to the site and is expected to be installed in the next few weeks. New doors are part of the overall storefront system will be installed later in the project.



The SW stair tower and Library portion of the building are scheduled for demolition in April. A new beam will be installed at the bottom of this overhang (shown in the photo to the right) to carry the load of the east roof trusses. Once these portions of the building have been removed, restoration of the brick façade and installation of the new window system that spans from the Narthex into the Sanctuary can get underway.

Inside the building, mechanical rough-in is nearing completion. Electrical rough-in will continue for another two weeks with drywall in the basement scheduled to be immediately after. Drywall will move up to the Administration area and then into the Sanctuary. In March we also expect to begin the sanding and sealing the large roof trusses in the Sanctuary.

Delivery of the awning and entry glass for the lower level are expected to arrive and be installed in the last half of the month.



PROJECT STATUS

Schedule: No Change - Church access late summer 2021

Date	Current Construction Contingency Balance	Current Project Contingency Balance
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
2/15/21	\$143,964	\$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.

- 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.

- Wire replacement to meeting current codes and ensure warranties on new equipment.
- Electrical conduit and added outlets to support A/V systems and use in the building.
- Glaze two windows with opaque glass at lower level adjacent to new entry door.
- Reconcile bid allowance for improvements in Sacristy (credit)
- Delete acoustical panels in Fellowship Hall (credit)

