

# Our Redeemer's Lutheran Church

## Vision Aligned Building (VAB) Update

March 4, 2021

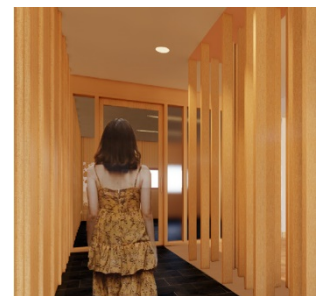
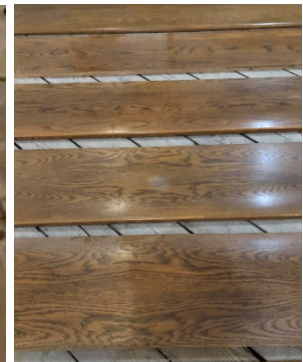


The structural steel column work for seismic improvements is complete. The last four columns were installed adjacent to and between the tall stained-glass windows on the east end of the Sanctuary. While the process was a little slower than anticipated, everything fit, is secure, inspected, and approved.



Mechanical, electrical, and plumbing rough-in is nearly complete with final inspections planned over the next week. This is called a “cover inspection” and is required prior to closing walls. Once approved, these framed walls can be insulated, drywall will be installed, and the finishes (paint, ceiling, flooring) can begin. LZL Construction, the general contractor for the project is working the building in three zones: The lower level, administration, and the sanctuary. The Narthex falls between and will be worked primarily with the Sanctuary since it provides access to the full main floor of the Church.

This week LZL laid out all salvaged pew material so it could be inspected, measured, and cataloged. While the pews looked similar, there are subtle but important difference in how they were constructed and how the wood can be reused. For example, some of the seats were contoured and some were flat. The contoured seats are veneer glued to a pine core and they have to be cut and prepared differently than the larger flat pieces of solid oak.



After cutting, planing, sanding, and sealing, the wood from these pews will be repurposed for use in the sanctuary; it will flank the Chancel on each side, extending into the Chapel and it will clad the south wall and extend north into the small meeting room. There are various other areas in the space that will use the wood seats/backs, the pew ends, and the hymnal holders that were located on the back of each pew.



## PROJECT STATUS

Schedule: No Change - Church access late summer 2021

<u>Date</u>	<u>Current Construction Contingency Balance</u>	<u>Current Project Contingency Balance</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
2/15/21	\$143,964	\$61,179
3/4/21	\$145,724	\$54,518

### Changes affecting the Project Cost Contingency:

- Credit card charges for piano storage and moving expenses.
- Land sale attorney invoice (from September '20 – missed during move)

### 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)
- Reconcile bid allowance for drinking fountains (credit)
- Lighting fixtures – change due to ceiling configurations and availability of fixtures

