

# Our Redeemer's Lutheran Church

## Vision Aligned Building (VAB) Update

March 17, 2021

LZL continues to make measurable progress. Insulation of exterior walls, ceilings, and partition walls is complete at the lower level, administration, and Narthex. Drywall was stocked onsite this week and inspections for cover are complete. Drywall installation and joint prep will occur over the next two weeks throughout the building. This is milestone for the project and allows finish work like paint, wood trim, and cabinets too move forward.



The next significant milestone for the project will be the removal of the library (and stair) portion of the building. LZL has been working to separate the structure from the main building to facilitate the demolition and required structure reconfiguration for the roof line. As you can see in the photo above, the entry roof has been reframed and new beam extended out to carry the roof load. Full removal of the structure is planned for mid-April and will include the lower-level basement room. The new foundation walls and water proofing is in place to allow backfill of the area immediately following removal.

### 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
3/4/21	\$145,724	\$54,518
3/17/21	\$143,940	\$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.

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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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- 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)

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

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- Added cabinets and built ins for reception and office 119 (in lieu of furniture)
- Credit for permitting fees not used in LZL's contract.

