

Our Redeemer's Lutheran Church

Vision Aligned Building (VAB) Update

April 2, 2021



Sheetrock throughout the building is nearly complete. This is a key milestone in the project and allows for finishes (paint, ceilings, flooring) to begin. As part of the process for selecting the wall color throughout the building, one of the stained-glass windows in the Sanctuary was uncovered last week to see how the new wall color looked with the light entering through the window. It will be covered again to protect it from the work that continues to take place, but it was wonderful to see it shine into the space.



The lower-level entry door, sidelight, and awning have been installed. A concrete entry walk will be placed over the gravel you see in the photo and the full wall will be parge coated (thin layer of concrete) to create a uniform appearance. This is a unique element of the project. The lower portion of the wall was below grade for many years. From inside the building, it is amazing to see how this new entry brings in light and creates a connection to the outside.

The next big milestone for the project will be demolition of the library structure. LZL plans to start preparation the week of 4/5/21. The two buildings have been separated structurally but the work will be slow and careful to prevent damage. As you have seen in previous updates, the lower-level walls are complete and ready for backfill as soon as the library structure has been removed. The new exterior windows for the Sanctuary and a small portion of the Narthex should arrive the week of 4/5/21 and will be installed shortly after the demolition is complete.



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
4/2/21	\$129,579	\$54,443

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)
- Adjusted cost for groundbreaking event

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.

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

- Added steel at lower-level entry to support opening.
- Add heater in room 08, exterior lighting a lower-level entry, change wiring for entry overhang lights.
- Carpet at north stair from basement up to and including the Choir room, underlayment for organ.
- Added electrical for future light above baptismal font.

