

Our Redeemer's Lutheran Church

Vision Aligned Building (VAB) Update

April 17, 2021

The library structure removal began the week of April 5th. The above grade portion of the building came down quickly. Below grade, the old footings and walls, along with the south stairway to the basement were removed the week of April 12th.

Waterproofing and insulation on the new exterior wall (which was poured with the library in

place over the winter) will happen during the last two weeks in April along with backfill and grading. Once this work is complete and the exterior area is accessible, the new exterior windows in the Sanctuary and Narthex will be installed.



Inside the building, subcontractors are tapping, mudding, and texturing the new sheetrock walls. Trusses in the Sanctuary are being stripped of the dark stain and painting in the lower level and administration will begin in April. Cabinets, ceilings, and lighting will start in May.



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
4/17/21	\$115,552	\$53,730

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.
- Adjusted costs for moving.

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 2nd floor room. Underlayment for organ room and balcony.
 - Added electrical for future light above baptismal font.
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- Parge coat foundation walls at lower level, east entry.
 - Repair brick at NW corner (due to balcony beam), credit for grout (credit).
 - Replace NE Sanctuary exterior door.
 - Replace doors between Fellowship Hall and Narthex

