Our Redeemer's Lutheran Church

Vision Aligned Building (VAB) Update May 1, 2021

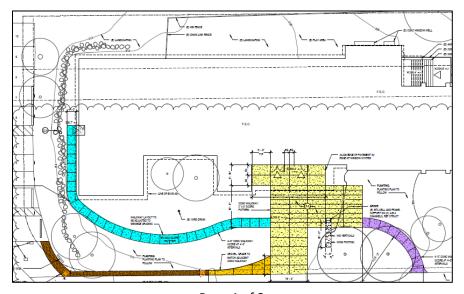
Waterproofing and insulation were completed on the below grade walls for the library. Backfill material has been placed and compacted to fill the hole left by the library removal. This work has allowed installation of the lower windows in the Narthex and the Sanctuary to begin. They are beautiful and the introduction of light into spaces is transformative. LZL also uncovered the stained-glass windows this week to facilitate drywall tape/mud/texture. Protection may be reinstalled for painting, acoustical panel installation, lighting and flooring, but it was a treat to see these beautiful windows shine and bring their warmth back into the Sanctuary.

Painting is underway in the Administration and Narthex areas. Main level Restroom flooring will begin next week; ceilings, and the wood storefront windows that divide the Administration and Narthex areas will occur later in May.

At the lower level, paint is complete, flooring in the Restrooms is nearly complete, and the exterior concrete walk was poured last week. Restroom fixtures, the drinking fountain, and electrical trim will begin later in May.



Our site plan for sidewalks, entry plaza, and landscape beds has been finalized. This work will occur towards the end of the summer but work on grading, irrigation, and site preparation will begin in late May, early June.





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PROJECT STATUS

Schedule: No Change - Church access late summer 2021

	Current Construction	Current Project
Date	Contingency Balance	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
4/30/21	\$114,089	\$43,730

<u>Changes affecting the Project Cost Contingency:</u>

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.

Created line item for Utilities. OR's pays utilities during construction (to avoid contractor markup). OR's operational budget has been paying costs and this line item will reimburse operational budget since bill have been higher than anticipated by that budget

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Cha	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 2 nd floor room. Underlayment for organ room
and balcony.
Added electrical for future light above baptismal font.
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.
East flat roofs repair to termination bars and waterproofing.
Replace handrail on north stair (3 levels).
Replace Narthex lighting.
Construct platform for organ.
Moved \$42K of \$50K site budget into construction contingency.
Added flatwork to Fellowship Hall and from 85 th to entry plaza.
Site prep, grading, irrigation, landscape beds.

