

Our Redeemer's Lutheran Church

Vision Aligned Building (VAB) Update

July 2, 2021



Brick work at exterior complete, site preparation for plaza underway



West wall of Sanctuary with reclaimed pew paneling & grove



Narthex looking towards Sanctuary

This is the fun part of the project; finishes are being installed and the character and beauty of the space is becoming very visible.

Outside the building, the brick work is nearly complete, and painting will begin soon. LZL Construction is currently working on site grading, planter beds, irrigation, and preparation for the new concrete plaza and sidewalks is underway. Inside, painting is nearly complete, all restroom fixtures and accessories are installed, lights are being installed.

Over the next two weeks, we will see the Sanctuary wood floor sanded and sealed, the glass wall and opaque film for the Chapel installed; acoustical panels and lighting work in the Sanctuary along with lighting and ceiling tiles in the Administration area.



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
4/30/21	\$114,089	\$43,730
5/17/21	\$105,635	\$43,730
6/1/21	\$ 92,013	\$43,730
6/16/21	\$ 77,145	\$38,730
7/2/21	\$ 70,754	\$38,730

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.
- ☐ 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.
- ☐ Created line item for locksmith to re-key all existing doors to new keying system.

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.

- ☐ 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.

- ☐ 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 85th to entry plaza.
- ☐ Site prep, grading, irrigation, landscape beds.
- ☐ Added sidewalk widening and sweep entry along 85th.

- ☐ Paint Fellowship Hall exterior wood and repair/seal exterior beam ends.
- ☐ Structural reinforcement of Narthex window all.
- ☐ Paint lower-level corridor doors and frames.
- ☐ Recess structural bolts in Sanctuary floor.
- ☐ Add light cove at RC pew paneling.
- ☐ Allowance reconciliation at bench for radiant heat grills (credit).

- ☐ Addition of exterior grove and bell.
- ☐ Added lighting for the Chapel grove (similar to the west end of Sanctuary – up lights).
- ☐ Rework Administration area kitchenette counter to allow for only available ADA dishwasher install.

- ☐ Provide pull down ladder access to storage above Sacristy.
- ☐ Add doors to lower cabinet storage in shared Admin area.
- ☐ Repair damaged plumbing found in 2020 in Fellowship Hall above Restroom.

