

Our Redeemer's Lutheran Church

Vision Aligned Building (VAB) Update

August 7, 2021

LZL Construction reached "Substantial Completion" of the work in early August. This is a contract term defined by the owner's ability to use the space for its intended purpose. This means the City of Seattle inspections are complete and the work left in the general contractor's scope is minor.

If you've driven by the church recently, you would have noticed the fencing is gone, new grass (sod) has been placed, plants are planted, the sprinklers are on, furniture is being delivered, and Church staff is busy moving things in and up from where things were stored in the basement.



Guy Michaelsen working with landscape crew on planting day.



Fred from LZL and Rene from Marceau Pipe Organs working on the details of the new installation.

During the full month of August, and into early September, A/V systems will be installed, work will begin on the organ installation, the new electronic access system will be activated, LZL will continue to complete punchlist items, and numerous trainings will occur for staff. We hope you will stop by to take a peak at the new spaces.



PROJECT STATUS

Schedule: We made it!

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
7/15/21	\$ 70,754	\$38,730
7/31/21	\$ 65,650	\$41,324

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.
- Adjusting various budgeted amounts to reflect actual costs (small gains)

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.

- 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.

- Moved the last \$8K of \$50K site budget into construction contingency.
- Added plantings
- Downspout replacement in non-construction areas due to theft (submitted to Church insurance)

