

# Our Redeemer's Lutheran Church

## Vision Aligned Building (VAB) Update

September 6, 2021



Staff has spent the month of August moving back into the building and getting familiar with the new systems and layout. The temporary office has been closed and everything moved back to the Church. All the things that were stored in the basement during the construction are being cleaned and finding new homes in the building.

Pastor Gretchen worked with a church member to replace the windows in the basement. They are wonderful and make a huge difference to the light in those spaces. She also has various volunteers painting these rooms, and has new carpet scheduled to be installed. The preschool folks have been on site readying their spaces as well and moving things to allow for the new windows and flooring.

LZL Construction has been working through their punch list items and continue to tackle new items as they come up. The sidewalk expansion, as shown in the photo above, was poured on 9/3. It will be followed by measurement and fabrication of the new handrail.

Several elements of the work are being impacted by supply chain and shipping issues. The chairs for the Sanctuary are slowing making their way from where they were produced in Europe to their new home. Last week they landed in Norfolk, VA and are working their way west by rail car and truck. The soft seating for the Narthex and new library meeting room are waiting on trucking for their trip north from California. Marceau Pipe Organs is waiting on specialized electrical equipment from Germany needed to make the organ sing.

It will take a few months to get all the invoices in and paid before we can provide a final accounting of the project expenses, but at this point, it appears the project will be completed under budget. The original budget for the project was \$3,695,670 and the funding assumed the full \$800,000 loan. The projected total cost for the project is now \$3,545,670, or \$150,000 less than the original budget.

We hope to see everyone on Sunday the 12<sup>th</sup>. Please see the Our Redeemer's website for details on services, dedication, and afternoon BBQ.



**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
8/31/21	\$ 65,650	\$30,702

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).
- Added cost for Sanctuary video streaming system.
- Additional landscape planting.
- Added roller shades for north facing Admin windows.

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.
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- 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)
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- Reconcile bid allowance for drinking fountains (credit)
  - Lighting fixtures – change due to ceiling configurations and availability of fixtures.
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- Added cabinets and built ins for reception and office 119 (in lieu of furniture).
  - Credit for permitting fees not used in LZL's contract.
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- 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<sup>nd</sup> 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.
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- 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<sup>th</sup> to entry plaza.
  - Site prep, grading, irrigation, landscape beds.
  - Added sidewalk widening and sweep entry along 85<sup>th</sup>.
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- 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).
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- 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.
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- 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.
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- 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)

