

St. Martin de Porres Building Committee

Meeting Minutes—10/17/2017

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1. The meeting began with an opening prayer.
2. Attendees: Michael, Marty, Judy, Deacon Rositas, Carroll, Fr. Charlie, Walt, Stacy, and David. Guests: Francis Zordilla and Cristina Marrero (Claycomb Architects) and Mike Zayas and Chris Bratton (Navcon).
3. Mike distributed copies of the updated estimate. This estimate is \$4,687,408, which is more than \$300K over the previous estimate. This estimate was based on information provided by multiple subs and suppliers, but Mike is hoping to find some local subs and suppliers, to try and get better pricing for the final estimate. Discussed several specific items that account for the increase in the overall project estimate:
 - a. Utilities-increase of \$40K due to force main, lift station and bore under RM 12. This design is sized to include tie-ins from the existing church and chapel. Previous estimate included an allowance for a septic system.
 - b. Structural Steel and Pre-engineered metal building (PEMB)- PEMB will be used for worship space, but structural steel will be used for office, which has resulted in a cost savings of about \$15K. Mike is working with Francis to see if we can change the porch framing from timber to PEMB. This would be cheaper for both initial construction and for ongoing maintenance.
 - c. Membrane roofing-cost increased about \$17K based on the specification included in the plans. Mike and Francis will work together to use an alternate specification and a different manufacturer to try and decrease the cost of this item by as much as \$15K.
 - d. Aluminum storefront-increase of \$33K, due to using the second lowest bid rather than the lowest bid (due to Navcon having issues with the performance of this company on an ongoing construction project).
 - e. Drywall-increase of \$77K due to addition of rigid insulation and more detailed information in the plans. Mike and Francis will work together to try and come up with value engineering options to manage the cost of this item.

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- f. Plumbing-increase of \$25K based on three bids. Previous estimates were based on historical information rather than actual bids.
 - g. HVAC-increase of \$28K based on five bids. Francis will work with the engineer to see if we can change parts of the control system to save money on this item.
 - h. Electrical-increase of \$85K due to increase in the service size needed for the building. In addition, the light fixtures cost more than was previously estimated. Claycomb will look at options for finding less expensive light fixtures without sacrificing functionality.
4. The committee members suggested several local businesses, that Navcon can contact for bids on the project.
 - a. Electrical Fixtures-Hill County Electric/Westco.
 - b. Roofing-Chamberlain
 - c. Fire equipment/sprinkler-Safe Equip
 - d. HVAC-Climate Mechanical
 - e. Sitework-Paul Maeter
 - f. Material delivery (base, etc)-Rudy
 - g. Painting-Dennis Nadeau
5. The committee discussed the value engineering opportunities shown on page 3 of the estimate. The consensus of the committee was to do the following value engineering options to save costs:
 - a. Asphalt paving instead of concrete (\$71K savings).
 - b. Delete acoustical panels in worship area (over \$27K savings). These panels could be installed later if necessary.
 - c. Use Carlisle roofing membrane instead of Samafil (over \$14K savings).
 - d. Consider using two tankless water heaters instead of the 100 gallon water heater specified in the plans. Francis will check with the engineers to see if this will impact the electrical system.
6. Claycomb will meet with Navcon and Michael on 10/19/17 to discuss opportunities for additional cost savings by changing fixtures, controls, specifications, etc.

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7. Michael discussed Kevin's input on the sound system. Kevin suggested adding speakers in the bathrooms and classrooms. He also suggested that we consider placing speakers outside, under the covered porch.
8. The 100% plan set is complete. Francis delivered the plans (full-scale and half-scale copies) and bid documents. Michael and Fr. Charlie recommended acceptance of the documents and the release of the documents to Navcon. The committee concurred.
9. The proposed bid date will be November 10. We still need to get final approval from the diocese before moving forward. Michael will schedule a meeting for the final presentation for November 21 at 3:00 PM.
10. A final cost proposal is necessary, so we can get diocese approval and start working on the construction manager/owner contract.
11. We need to establish a realistic timeline for starting construction, because the PEMB fabrication and delivery could take as long as 15 weeks.
12. Fr. Charlie is hoping to do a groundbreaking ceremony and blessing in mid January.
13. Francis provided a list of the City's plan review comments and the corresponding responses. All comments have been addressed in the 100% set. The City would like to see the exterior materials display board for final approval.
14. Action Items:
 - a. Fr. Charlie will contact the diocese to talk about the current estimate compared to our budget.
 - b. Navcon will contact Patrick Baker at the diocese to talk about the status of the plans and the number of subprovider bids received to see if we can reduce the 5% contingency shown in the estimate.
15. Next committee meeting is tentatively scheduled for October 30, at 6:30 PM.