

# St. Martin de Porres Building Committee

## Meeting Minutes—7/6/2017

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1. Deacon Rositas led the committee in an opening prayer.
2. Attendees: Michael, Stacy, Judy, David, Flint, Carroll, and Deacon Rositas. Guests: Francis Zordilla and Christina Marrero (Claycomb Architects) and Mike (Navcon).
3. Francis provided:
  - a. Two sets of 35% (interim) half-scale plans to Judy and Navcon.
  - b. A packet of information including budget spreadsheet, excerpts from the city design ordinance, alternate design info, elevation view options, masonry options, light fixture examples, and landscape plants.
  - c. Bound design development phase summary dated 5/12/17.
4. Navcon provided copies of the estimate dated 6/13/17.
5. Mike from Navcon discussed the estimate dated 6/13/17. He explained why some line items have increased or decreased (based on old assumptions and what has changed since the last estimate). Overall, cost has increased by about \$311,912. As the plans become more detailed, the assumptions are fewer and the estimate will get tighter. The estimate packed included a section that shows some items where we may find potential cost savings.
6. Discussed the following specific line items:
  - a. Millwork-increase by \$30,260 because 9' base cabinets, countertop, and backsplash was added in each classroom. This could be shown as an add-alternate bid item.
  - b. Sheetrock ceiling (\$66,728) is included in the estimate instead of the black vinyl and purlins that were in the old estimate. The Austin Diocese building committee had suggested that a sheetrock ceiling would provide better aesthetics. As an alternate, we could use acoustic tile ceiling instead of sheetrock and save \$40,478.
  - c. Movable partition walls show an increase of \$25,440, which is based on actual estimate from the supplier. This includes four sets of partition walls. If we eliminate two sets, we could save

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some money on partition walls, but would incur a slight cost increase for constructing walls instead of using partitions.

- d. Contingency is required by the Diocese and is set at 5% of total cost. As we move through the project, that amount (currently estimated at \$208,370) will be used to keep the project moving past unforeseen issues. Each use of the contingency fund would have to be approved in advance by the SMdP Project Manager (Michael Monaghan).

7. Action Items:

- a. The 65% plans will be due about a month from now and the 95% plans will be due about two months from now.
- b. Michael will set up a meeting with the city of Dripping Springs to get an answer on whether we can connect to the city sewer.
- c. The committee should consider the estimate and think about what can be done to reduce costs.
- d. Navcon will provide an updated estimate based on the 35% plan set. This will be discussed in August.
- e. City of Dripping Springs has requested that we use natural limestone instead of cast (simulated) stone. Francis will provide samples for committee consideration at the next meeting.
- f. The committee will consider the aesthetics of the roof above the office space. (The plans show a flat roof with vertical walls to screen the mechanicals from view, but the City would prefer a simulated sloped roof, even though this is not required by the city ordinance.)

8. The next committee meeting will be July 18 at 7:30 PM.