

St. Martin de Porres Building Committee  
Meeting Minutes—8/17/2017  
Page 1 of 5

1. Deacon Rositas led the committee in an opening prayer.
2. Attendees: Michael, Stacy, David, Walt, Dawn, Flint, Judy, Art Mika, Fr. Charlie, and Deacon Rositas. Guests: Francis Zordilla and Cristina Marrero (Claycomb Architects); Mike Zayas (Navcon)
3. Mike Z. distributed copies of the updated estimate dated 8/17/17 and discussed the differences between this estimate and the estimate presented in June. Mike noted that many of the changes are due to getting competitive pricing information from multiple subcontractors and the increasing level of detail in the plans. Current estimate is \$4,474,289, which reflects a decrease of \$87,456 from the previous estimate. Our budget is \$4,200,000.
  - a. Sitework- Use of concrete paving rather than asphalt based on geotech report saved about \$36K. Landscape & irrigation estimate increased by \$10K. Includes septic system allowance of \$40K.
  - b. Building Concrete-Estimate used \$12.55/SF, which resulted in an increase of about \$4K.
  - c. Masonry-Decrease of \$11K.
  - d. Thermal/Moisture Protection-Increase of \$33K. Estimate for flashing, sheet metal, and soffit will be updated after the design details are approved.
  - e. Doors/Windows-Aluminum “storefronts” decreased of \$35K.
  - f. Finishes-
    - i. Drywall & acoustical-increase of \$96K based on design criteria for aesthetics (previous plans showed framing in masonry areas up to 4’ high, but this was increased to meet City code).
    - ii. Ceramic tile-increase of \$21K for full-height walls in kitchen & bathrooms
    - iii. Plaster-decrease of \$20K due to increase of masonry area.
    - iv. Painting-increase of \$27K.
  - g. Specialties-decrease of \$17K for folding walls.
  - h. Furnishings-added \$5K for metal cross for exterior, which was not included in previous estimate.

St. Martin de Porres Building Committee  
Meeting Minutes—8/17/2017

Page 2 of 5

- i. Special construction-pre-engineered metal building (PEMB) decrease of \$14K.
- j. Mechanical-
  - i. Fire protection-decrease of \$38K.
  - ii. Plumbing-estimates of about \$275K were obtained from two subs, but Mike said he would continue seeking bids, because these seemed a little too high based on his past experience.
  - iii. HVAC-increase of \$39K.
- k. Electrical-decrease of \$50K
- l. Mike noted that Navcon is not carrying any owner's contingency/betterment in these estimates. However, he is including construction contingency of 5%. In addition, the net decrease in total construction cost resulted in a corresponding decrease in the amount of overhead and profit.
- m. Mike described several Value Engineering (VE) options to decrease costs. The committee considered each of the options and made recommendations for action.

VE Option	Potential Savings	Committee recommendation
Acoustical tile instead of sheetrock for worship ceiling	\$21K	Use acoustical tile.
Delete decoustics wall panels in worship space (need input from sound engineer)	\$23K	Consider using add-alternate bid item.
Delete control joints at interior openings	\$15K	Do not delete joints.
Delete metal stud stage framing at altar	\$11K	Per Francis-altar design refinement will delete.
Delete unfaced batts (for sound dampening) atop acoustical tile in classrooms	\$4700	Per Fr. Charlie-do not delete batts.
Delete cabinets in classrooms	\$14K	Delete cabinets
Review HVAC control systems (Mike Z. will work w/ Patrick Baker on this)	\$27.6K	Recommendation deferred at this time.

St. Martin de Porres Building Committee  
 Meeting Minutes—8/17/2017  
 Page 3 of 5

Install VCT instead of polished concrete in classrooms	\$12K	Per Francis-the committee recommended VCT at a previous meeting.
Reduce height of ceramic tile on walls by 20%	\$5K	Do not reduce tile.
Install only track for folding walls	\$30K	Install track for one wall.
Install fewer folding walls	\$7655 per wall	Per Fr. Charlie-install only one complete folding wall system
Review porch design-simplify PEMB instead of using cedar posts & framing (This would make one continuous roof line rather than two levels)	TBD	Need to discuss this with City.
Reduce additional parking	TBD	Use an add-alternate bid item for 40 parking spaces.

4. Michael discussed his meeting with the City regarding wastewater service.
  - a. City is expecting approval of system design by end of 2017, but has already allocated all of the capacity. The City does not anticipate expanding sewer system capacity until 2020.
  - b. Of the allocated capacity, 17% has not yet been used. We could temporarily “borrow” some of that capacity and apply for capacity to be added in 2020. If we borrow capacity and then someone needs to use their allocation, we would have to disconnect from the system.
  - c. Michael has been discussion options for a septic system with Art Mika. Based on the current site plan, the wastewater is routed toward the parish hall, so we would need a lift station to get the wastewater to the city sewer.
  - d. Fr. Charlie said he does not want to use a septic system. He directed the committee to move forward assuming we will connect to the city sewer system.

## St. Martin de Porres Building Committee

### Meeting Minutes—8/17/2017

Page 4 of 5

- e. Francis said he would look at revising the plumbing plan to remove the septic system and move the wastewater line closer to a connection point with the city sewer line.
5. Discussed the revised floor plan showing the altar size, height, and step configuration that were recommended at the previous meeting. Dawn measured the existing distance of 54" from the altar steps to first row of chairs. Claycomb presented drawings for four options using the different types of chairs, which included worship layout, banquet table layout, and storage layout. All of the options provided more than 54" of space between altar and chairs.
6. Michael provided samples of the different types of chairs under consideration for the worship space. After sitting in the various chairs, the committee decided that the comfort of the chairs was the most important factor. The consensus was to use the "jubilee" chairs with a spacing of at least 38" from back of chair to back of chair. The committee would like to see samples of the fabric before making a decision on which color to use.
7. Francis said that the 95% plans are due September 13 and final plans are due in October.
8. Michael suggested that the light dimmers for the worship space be located at the back of the room, rather than near the altar. Francis will try to find a good location for these controls as well as for the wall-mounted holy water bowls.
9. Michael said that the fiber optic/telephone lines will come directly from the pole, rather than from one of the existing buildings.
10. Parking lot lighting controls will be designed so that lights get dim when facilities aren't in use, but will not turn off. This will help improve security around the building. The civil engineer will design the appropriate control boxes.
11. Francis said that the civil engineer has been in contact with the City for water application. We need to wait until the plans are more finalized before we fill out the application and send in for review. The application fee is \$1000.

St. Martin de Porres Building Committee  
Meeting Minutes—8/17/2017

Page 5 of 5

12. Discussed several details of the floor plan, including: location of door for Judy's office; location of safe and fireproof file storage; location of network hardware and ports for connecting laptop to the projector; location of the doors to the chair storage room; and configuration of the kitchen space. The current configuration includes more storage and an electrical room, but seems to be less efficient use of space. Suggest removing storage (room A127) and shifting electrical room (A133) farther back. Francis will look at the kitchen layout and try to maximize efficiency. Michael asked that there be separate circuits for 20 amp outlets on several places along the countertop and wall where serving tables may be placed.
13. Action Items:
  - a. Francis will update the design of the kitchen space.
  - b. Dawn will ask her husband Larry to contact Navcon regarding cost of erosion control items in the sitework section of the estimate.
  - c. Michael will work with Judy and Fr. Charlie to discuss access to the building. Will classroom exterior doors be simple locks? Who will need to have "scan" access to doors?
  - d. Michael will continue working on security system and camera setup.
14. The next committee meeting will be September 5 at 7:30 PM.