

MINUTES: SVUMC BUILDING COMMITTEE MEETING 6/11/2019

A meeting of the SVUMC Building Committee was conducted on 6/11/2019 @ 4:00PM @ S-1 SVUMC

In attendance were-

Committee Members: (*Indicates Present)

Guests:

Ms. Yvonne Bell (*)

Mr. David Lupton ()

Ms. Tracy McIver (*)

Mr. Mike Meyer (*)

Mr. Pat Moreland (*)

Ms. Gena Muehlstein (*)

Mr. Rick Stinnett (*)

Mr. Steve Van Hoozer (Chairman) (*)

Mr. David White ()

Mr. Stan Whites (Pastor) (*)

NOTE: This report includes the minutes of the 6/11/2019 meeting and events that have occurred since the meeting.

Meeting Notes:

The meeting was opened at 4:00 PM by Mr. S. Van Hoozer (Chairman) with a prayer in which Mr. Van Hoozer emphasized the need for continuous prayer so that we may discern the best path as the project progresses.

1. REVIEW OF PROJECT PROGRESS

Building Permits- The required building permits have not been issued. Unexpected issues continue to be raised by the City of San Angelo. These issues are addressed by the design Team as they are made aware of them. Current issues being addressed include:

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- Potential issues with landscaping that may impede drainage.
- Questions if replats must be issued for our properties before construction can begin.

NOTE: On 06/19 the permits for Phase I were issued by the City of San Angelo. The cost for the permits was \$15,000. It was not required for any new plats be filed with the City.

Portable Buildings/ Lee Lewis facilities: The removal of the portable buildings (barracks) has begun. The 1st building has been removed and the 2nd is prepped for lift. Lee Lewis has moved their construction headquarters on site.

Phase II: The finalized plans (drawings and specifications) for Phase II of the project (New Narthex, Columbarium, Relocate Bus Barn, Play Slab, Renovations of Old Office Area, restrooms etc.) are still being finalized. Contractor estimates are dependent on these documents.

NOTE: On 06/12 Mr. Van Hoozer received feedback from the architect, Mr. C. Kinney (*Kinney/ Franke Architects*), that a pricing set of drawings would be issued to the contractor (*Lee Lewis Construction*) on 06/14. These drawings are not the final set but should be complete enough for pricing estimates to be made.

Project Start/Groundbreaking Timeline: The exact timeline for the start of the project was still unknown at the time of the meeting, pending the issuing of the Building permits by the City of San Angelo. Once the permits are issued, the necessary approvals to begin construction will be issued by the TMF (Texas Methodist Foundation). Rough estimates of the timing were for the end of July/ first part of August time frame.

2. COMMUNICATION OF PROJECT STATUS TO CONGREGATION

- After reviewing the bids from the contractors, the Team has determined that the estimated costs of the project will exceed the proposed budget of \$7.4MM.
- The Contractor bids for Phase I of the project (Children's Wing, Multi-Purpose Room, New Office Building, Additional Parking) were \$5.85MM compared to a projection of \$5.6MM.
- This cost increase is due to several factors including higher than projected costs in site work, utilities, materials (steel & concrete etc.), unexpected code issues and costs of compliance.
- Similar higher than expected bids for Phase II of the project are anticipated.

- Value engineering efforts are ongoing to ensure that we can obtain the lowest possible cost of the project, while maintaining the expected quality of form and function of the project. Several opportunities have been already been identified and applied to the expected costs of the project.

NOTE: During the week of 7/08, the Team reviewed a proposal for the Play Slab/ Relocation of the Bus Barn that would save an additional \$100,000 while maintaining the expected quality of that portion of the project.

- It is likely that due to cost constraints, not all of the proposed parts of the project can be completed. Decisions will have to be made on the desirability of the various aspects of the project and prioritize accordingly.
- Prior to the meeting, Mr. Van Hoozer proposed a “Construction Phasing Survey” that would be distributed to the Congregation to solicit input on the importance of each aspect of the project. Mr. Van Hoozer also submitted a draft statement on the status of the project, which will be included in the Church’s newsletter, to the Team for review. This was approved and included in the newsletter.
- During the discussion on the proposed survey, it was concluded that the best course of action was to prepare a presentation to the Congregation outlining the details of the project before any survey is conducted. It was decided that Mr. Van Hoozer would do this on the weekend of 6/22-23.

NOTE: Mr. Van Hoozer prepared a presentation and submitted it to the Team for review in the week of 6/17. It was reviewed and approved by the Team. During the service on 6/22 and between the services on 6/23 he presented the details of the project as documented above. He emphasized that need for prayerful discernment and flexibility as we move forward and make the necessary decisions. The presentations were well received by the members present. Several valuable questions were asked in the Q&A portion of the presentations.

3. DISCUSION OF A GROUNDBREAKING CEREMONY

The Team discussed the desirability of a Groundbreaking Ceremony for the project. This would allow all members of the congregation to pray for and be part of the Project.

NOTE: After the Permits were issued as mentioned above, the Ceremony has been scheduled for Sunday, July 21st at 9:45AM. It will be conducted in the vicinity of the Pumpkin Patch.

4. REPORT ON LOAN STATUS

Thanks to the hard work by Mr. D. Lupton, all required documentation required by the TMF has been prepared. Final approval for the initiating the project is pending only the Building Permits.

NOTE: As mentioned above, the Building Permits have been issued by the City of San Angelo. Status of the TMF approvals will be discussed at the next meeting.

5. TIMING & UPCOMING EVENTS

- The next Team Meeting: TBD
NOTE: The next meeting has been scheduled for 7/16 @ 4PM
- The Groundbreaking Ceremony will be 7/21 @ 9:45AM

The Meeting was adjourned at 5:15 PM

Prepared by Patrick Moreland 07/14/2019