

SFds Renovation Committee Meeting

Date: 5/9/16

Attendees:

Fr. Jim, K.Alder, D.Braun, M.Cucco, M.Deane, K.Etten, P.Hall, Mary Huml, Mike Huml, R.Lemke, K.Murray, P.Sassano, F.Zappitelli, L.Zappitelli

Absent: E. Gallagher, T. Murray, B.Ring, N.Vorpagel

Guests: Kurt & Jenny Blechner

Presenters: Gunnar Gruenke and Courtney Alvarez of Conrad Schmitt, Mike Ploch, Richard Kelman

Items From 5/9/16: <ul style="list-style-type: none"> Opening prayer 4/18/16 Minutes approved Also see 5/9/16 Updates under prior meeting notes NEXT MEETINGS: Committee 5/16/16 7pm Campaign Cabinet Meeting 5/18/16 11am	Name	Timing	Status
Revised Committee Structure <ul style="list-style-type: none"> Discussed need to break into smaller groups to distribute work / facilitate execution. Proposal to be presented next meeting. 3-5 members per team – duration of project. 	Martha	5/16/16	
Bid Updates / Notes: <u>Pews:</u> <ul style="list-style-type: none"> Lange quoting only on Altar Furnishings, but recommended full vs. partial refurbishment of pews. Review option for quoting from Allen Carson restoration? Need to question refinishing process in quote by Woodwork Restoration, FL Chair costs need to be broken out in Gunder quotes. Noted that Gunder won't quote kneelers if they don't get the job for the pews. <u>Flooring:</u> <ul style="list-style-type: none"> P.Sassano presented information and material examples. Noted that Material and Installation are equally important considerations. Will provide CAD design which can be used for construction document, 3D design, and help facilitate Bid process – material call-out. Options / Cost Range presented by Memorial Day. Include quotes for Cork – easier installation. Bring acoustics specialist back. (CS also knows of a specialist). Add Balcony Floor as separate Bid. Check to see what material is under altar carpet. Black marble can potentially be balanced with stencil design to minimize replacement cost. <u>Other:</u> <ul style="list-style-type: none"> Clarify Gunder quote for Altar of Sacrifice, Ambo, etc. – Obtain quotes for stations and altar furniture with Albi- Germany (good craftsman) Ceiling Fans - New or keep old? Need to be kept to manage humidity. Recommendation to encapsulate asbestos in the ceiling of Main St. entrance. Review further – perhaps should just remove now. Engerman quote obtained for demolition / build out. Add to budget 	Matt TBD Phil S. Deane CS CS	5/30/16 5/30/16 TBD 5/30/16 5/30/16	
Financing / Budget: Archdiocese rules for cash funds on hand to begin work (50%) Mike Ploch presented various financing options and considerations. <ol style="list-style-type: none"> Discussed need to establish line of credit with bank, short-term construction loan converting to permanent loan (3 yrs or more). Consider interest only payment option if loan is matched with pledges in a 3 year window. <ul style="list-style-type: none"> Property as collateral requires <u>Appraisal</u> (\$4-\$6k / 6-8 wk leadtime. May also need in conjunction with School Choice voucher program in 2017/2018.) Other costs?? Admin fee for title company? May also consider loans from parishioners (St. Thomas Waterford example). M.Ploch will get contacts to further discuss this option. Extended terms / payment plan possibility from CS. Review further with Gunnar. <ul style="list-style-type: none"> Review SFds direct purchase of major items to manage sales tax <i>Review form letter to contractors to provide confirmation of Donated Value of service.</i> A lot of misc. items need to be accounted for in the budget yet. K of C planning to donate proceeds from Farm Technology Days – Need more volunteers 7/19-21 Review plans for bookkeeping. Where is interest expense budgeted? 	M.Ploch Finance Team Finance / CS Martha / Teams Finance Team	5/31/16 5/31/16 TBD 5/31/16? 5/31/16?	
Communication: <ul style="list-style-type: none"> Martha expects to have flat screen available for communication in church entry. New web page for campaign is underdevelopment 			

Walsh – project initiation: <ul style="list-style-type: none"> Kick Off and Giving Seminar events are being coordinated. 	Martha, Kathie, &Rose	6/12/16	
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Items From 4/18/16:	Name	Timing	Status
Conrad Schmitt Presentation http://www.conradschmitt.com/ Gunar and Courtney presented several renderings and quotes for patch / paint / stencil <ul style="list-style-type: none"> 4D Rendering decided as most simple / cost effective design to start with. <ul style="list-style-type: none"> Reviewed line item Alt. details of bid to clarify and prioritize. <u>Gunar will provide a map</u> to the renderings. Updated scaffolding bid \$78k (original quote range \$69-\$83k) Need add'l bids – Gunar to send specs so others can bid. <u>Gunar to update bid</u> on Balcony Alt 12 (\$7000 simpler option to hide ladder. <i>Get other quotes as part of balcony work.</i> Alt 4 includes work quoted in Alt 5. Alt 6 is included in Base quote if gold leaf is eliminated Alt 7 assumes labor 1 person 2 weeks (80-100 hours) Alt 9 – Gunar to requote a simpler version Alt 18 includes North & South entry areas Alt 23 – clean / polish only. Current lights are set up for LED. Replacing as they go out – need consistent warm / cool tone. More lighting quotes may be required for altar or windows. Quote “refinish” vs. painting (Alt. 16) balcony rail Final design decisions need to be made before August to allow CS to begin studio work by Oct/Nov. Noted no current paint failure issues (no need for fiberglass -Alt.11). 5% fee negotiated for NON CS vendors <p>Clarify any upcharges for additional renderings (church, windows, etc.) Update 5/9/16: Rendering fees should not change from original CS quote. <u>All changes / new renderings to be approved by (Fr. Jim / Martha)</u></p>	Gunar	5/30/16	

Items From 4/11/16:	Name	Timing	Status
Conrad Schmitt Presentation http://www.conradschmitt.com/ Gunnar and Courtney presented several renderings and quotes for patch / paint / stencil <ul style="list-style-type: none"> Laura updated the rendering to remove blue arches (neutral tone except for altar) Update 5/9/16:CS needs to update rendering for this – needed for promotions	CS	5/25/16	

Items From 2/1/16:	Name	Timing	Status
Miscellaneous Idea List: <ul style="list-style-type: none"> Restoration / Relocation of Our Lady of Guadalupe (\$8000 funds from Contemp choir) Better use of Space: Side Chapel, Parish Library, Breezeway, East side altar storage, Polish Breezeway concrete floor / general paint / cleanup / remove bulletin board Repurpose Marble: Kneeling Wall, garden area, Aisle borders, engraved donor blocks, window sills, ambo top, Relocate Mary & Joseph / Refurbish St. Francis statue currently in the school. Photo documentation of parish history and stages of 2017 renovation 			

Items From 1/18/16:	Name	Timing	Status
Parking Lot: Building and Grounds Committee has several ideas / quotes under evaluation for parking lot. Phil Hall will be coming to a meeting to explain. Estimating at the very least \$100k. <u>Update: 2/1/16:</u> Survey is complete, but Troy Weis is working on proposals. Committee inquired whether firm costs could be available within 4 weeks. Update 4/11/16: The firm brought in to evaluate bell tower was also able to provide a resource to evaluate the parking lot. Awaiting more formal feedback to compare to Troy's assessment . Update 4/18/16:Need all quotes by May 9th meeting to formalize budget. Gunar	Phil H.	5/9/16	Still in Process
Stained glass windows: Bat removal service rep mentioned the leaking / melt coming in from the bell tower. Review need to repair. Update 4/11/16: A firm was brought in to evaluate the bell tower, but the tight space allowed only limited evaluation. More pictures to be taken to finish assessment.	P.Hall / B&G	TBD	

Preliminary Budget Worksheet *(not including Parking Lot or additional \$100k stenciling designated Priority 2)*