

Growing with Faith May 2008 Update

The Facilities Expansion Task Force selected Lionberger Construction to be a part of our building team. What is a “Team-Build” and how does that differ from a traditional bid process?

In a traditional bid process, the congregation develops a set of plans and then offers those plans to various contractors to get bids on the cost of construction. In a Team-Build process, the contractor is selected while the plans are being developed and their expertise is used to help develop the plans in a way that streamlines construction and reduces costs. Bringing a builder onto the team early in the process allows the congregation to get accurate cost information earlier in the decision making process and reduces the number of costly change orders in the project. The contractor still bids out all of the sub-contracting jobs to get the best value possible. Should we decide to proceed with construction of Phase 1 - Classroom Addition, Lionberger will give us a guaranteed maximum cost for the project. In talking with different architects and contractors, they estimated that nearly 90% of all their work is now done through a Team-Build process.

Up until this point, we have talked in very general numbers about the cost of the project. What does Lionberger estimate it will cost to build the Phase 1 - Classroom Addition?

The design for the building is still being finished, but based on similar construction projects, Lionberger estimates a cost of \$150 to \$160 per square foot for the building. Architecture and Engineering fees which were approved at the Congregational Meeting in December total \$56,200. Once Lionberger has the final plans, we will receive a firm cost estimate with a guaranteed maximum cost.

During the Growing with Faith Campaign over \$175,000, was estimated in giving to the project over the next three years. We can borrow up to \$61,740 from the Parsonage Fund at no interest. How will we finance the remainder of the project?

A number of financing options were considered, but the Council is planning to recommend that we apply for a 15 or 20 year fixed rate loan from Thrivent Financial for Lutherans. After looking at all our options, the Task Force and the Council felt that the loan from Thrivent provided a competitive rate without the risk of an adjustable rate loan. By taking a 15 or 20 year loan, the monthly mortgage payments will be higher, but the interest saved by taking a shorter loan is substantial.

What exactly will be built as a part of the Phase 1- Classroom Addition?

The Phase 1 - Classroom Addition will include seven classrooms and two new bathrooms. Three of the rooms have been designed to be preschool ready and will have exterior doors that open to the new playground. Of the remaining four classrooms in the design, two will share a collapsible wall which will allow us to have a room large enough for small luncheons or large meetings. In addition to the building, an additional septic system will be installed. A free standing storage building and new playground area are also planned.

When will the congregation meet to officially consider the recommendation from the Congregational Council concerning the project?

Over the next few weeks, the Task Force and Council will be working on the final details of the plan. Once those decisions are made, Tom Koontz will finish the plans and forward them to Lionberger Construction so they can review the plans and provide a firm cost estimate. The Task Force will present an update for the congregation on Sunday, June 8 at 10 AM during our Second Sunday Summer Brunch. The final details of the recommendations are being finished and will be provided to the congregation as soon as possible.

