

# St. John's

UNITARIAN UNIVERSALIST CHURCH

## Master Planning Congregational Update

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August 14<sup>th</sup>, 2022



# Abridged History of the Sanctuary Restoration

- Late 2021: Contract signed with MSA Architectural Firm (in partnership with THP [Façade Experts]) to investigate sanctuary wall condition.
- Spring 2022: Sanctuary investigation performed by THP. Report was published to the congregation.
- Decision by the congregation to proceed with next steps and loan to allow work to initiate.
- Updated contract with MSA to develop architectural drawings and pre-construction work to allow contractor bidding.

# Roles of our partners:

THP  
Façade Expertise

Engineering expertise : What needs to be fixed

MSA  
Architectural Firm

Architectural expertise: How to fix it.

Beischel  
General Expertise

Contracting out the work to get it fixed.

# Sanctuary Bid Cost Review

- June 20<sup>th</sup> : Completion of architectural drawings by MSA
- June 29<sup>th</sup> : Site visit by subcontractors
- July 26<sup>th</sup> : Full bid sheet received by St. John's from Beischel Building
  
- July 28<sup>th</sup>: Followup meeting between St. John's and partners for Q&A
  - Beischel Building Company (Contractor)
  - MSA (Architectural Firm)
  - THP (Façade Experts)
  
- We are overall seeing a significant increase in bidding costs than was previously expected by THP and MSA.

# Bid Sheet Review

- For Prior Reference

- THP – Opinion of probable cost: \$286,000
- MSA – Budgeted projection: \$375,000

- Beischel's overall bid sheet covers:

- 18 unique construction elements
- Permitting, taxes, contingency, and bonds
- Total Cost : \$643,979

- Delta (from MSA Budget): **-\$268,979**

# Bidding Cost Increases

↑ Subcontractors are busy at the moment.

- Limited bids received for the project = small sample size
- Subcontractors are bidding higher on almost everything

↑ The work itself is fairly unique.

- Our sanctuary envelope is art that happens to be a wall
- Subcontractors may not have relevant reference points for bidding
- We request a Guaranteed Maximum Price for the work, which shifts some risk onto subcontractors, who may be responding with higher bids.

# Immediate Meeting Follow-ups

- Requote as Cost Plus
- A major point of risk was deemed to be the glasswork. We are examining two options here:
  - Cost for complete window replacement
  - Window removal demonstration

# Timeline

- Originally targeted work to begin in June
- We've seen significant delays in timelines in both drawing development and subcontractor responses.
- The work is weather-sensitive; December is to be avoided, November at-risk
  - Work is estimated to last 3 months, +1 month to get on schedules
  - August start date – November end date
  - September start date – December end date
- Based on the delays incurred, timing to begin this fall would be at-risk. Moving work to spring would be more conservative, and may allow Beischel to recruit additional bids at a lower price.
- Potential risk to the building from a 6-month delay is minimal at this point.



# Next Step

- Move construction initiation to the Spring 2023.
  - Use additional time to investigate additional bidders and close out additional open action items
  - Potential risk to the building from a 6-month delay is minimal
- Planning Impact
  - Gather congregational feedback on increased pricing
  - Update our financial and planning strategies to reflect the higher price
  - Upcoming results from Financial Feasibility study
  - Use time to explore options as appropriate
  - Assess larger impact to Master Plan options

Questions?

# Bid Cost Breakdown Review

- Bids were broken into 8 Sections for the Sanctuary Work
  - Concrete Restoration and Cleaning No Bid Responses
  - Structural and Misc. Steel 2 bids of 5 approached
  - Roofing and Sheet Metal Flashing 1 bid of 7 approached
  - Joint Sealing (Caulking) No Bid Responses
  - Hollow Metal Door & Frames 2 bids of 6 approached
  - Glass and Glazing 1 bid of 12 approached
  - Plaster Repair 1 bid of 3 approached
  - Painting 2 bids of 8 approached

- ST JOHN UUC FAÇADE REPAIR COST BREAKDOWN
- July 28, 2022 Notes
- PERMITS \$ Allowance 5,000
- TECHNOLOGY FEE (0.2%) \$ 1,288
- INSURANCE (0.75%) \$ 4,830
- PRECONSTRUCTION SERVICES \$ 5,000
- ALLOWANCE \$ Allowance per Bid Documents 20,000
- GENERAL CONDITIONS \$ 110,294
- SCAFFOLDING \$ 30,675
- 24119 DEMOLITION \$ 2,625
- 30100 CONCRETE REPAIRS \$ 12,306
- UNIT COST CONCRETE REPAIRS \$ 6,650
- UNIT COST MASONRY REPAIRS \$ 16,300
- 55000 MISC METALS \$ 32,490
- ROUGH CARPENTRY \$ 5,258
- ROOFING AND SHEETMETAL \$ 10,867
- 79200 JOINT SEALANTS \$ 2,000
- DOORS, FRAMES HARDWARE \$ 5,853
  
- 88101 GLAZING REPAIR \$ Assumes glass can be stored in parking lot 165,000
  
- DOORS, FRAMES HARDWARE INSTALLATION \$ 504
- 90120 PLASTER REPAIR \$ 60,600
- STUCCO UNIT COST WORK \$ 32,400
- 99100 HIGH PERFORMANCE COATINGS \$ 49,500
- CONTINGENCY \$ 32,199

TOTAL NET COST ALL BRANCHES \$ 611,639  
 CA TAX 0.26 % 1,674 \$  
 SURETY BOND N/A  
 CM FEE 5 % \$ 30,666  
 TOTAL COST FOR ALL BRANCHES \$ 643,979