

BOV PROJECT REPORT
SCPC CONGREGATIONAL MEETING
1/27/08

Bidding History

In June '06, the construction committee interviewed (8) General Construction Contractors for the BOV Project. (3) in St. Louis County from Charles Bell's and (5) in St. Charles County from the construction committee's suggestions. After interviewing all (8) contractors, (5) were deemed as candidates to bid the project. The spread was less than 10% from the highest to the lowest bid. Cissell-Mueller was chosen as the best partner based on past performance, size of company, eagerness for the business and price. They were the second lowest base bid at \$ 2,325,000.

Breakout of 2.7 million loan

The base bid for the building addition, elevator, and renovation of some existing office space was 2.325 million. We knew to plan for some contingency cost like utility (electric, gas, phone) moves, sub-standard soil, and city/state code changes. Also some wiggle room for cost increases, unplanned contingencies and change orders. So, \$375,000 was allocated for contingency costs for a total 2.7 million. If we kept the contingencies down, we would first replace the existing classroom/office windows in the existing building and then design/install new canopies for the front and back.

Overview of Construction

This project had some obvious challenges inherent from the start. This included digging underneath the Sanctuary, building the elevator where all the utilities entered the existing building, a custom building structure and architecture, and cutting (7) entrances into the existing building. We knew of these challenges, but we also encountered these:

- Constant drawing revisions from the Engineering firm
- Resignation of CM's onsite Superintendent
- Forced resignation of CM's project manager on this project
- Replacement of the Electrical sub-contractor; major equipment not ordered

The end results turned the 9 month project into 13 months. We did get what we paid for and saved over \$20,000 in construction loan payments because of the delays.

Allocations of Contingency Funds
\$375,000 (2.7 million – 2.325 million)

Planned Contingencies

\$ 104,564.78

- Utility moves / Soil remediation / Expansion Joints / Asbestos
- Asphaltting / Tel. System & Data wiring / Existing Hvac moves
- Canopy design

Unplanned Contingencies	36,680.00
• Relocate Sanctuary duct work / Structural steel provisions	
City-State code updates / changes	31,862.00
* Smoke screen door for Information Center / fire alarm panel / electrical	
* Change stairs from carpet to rubber tread	
<i>Replace existing classroom and office windows</i>	<i>108,591.00</i>
<i>Change Orders (Items added as part of construction)</i>	
* <i>Masonry Cornerstone</i>	<i>660.00</i>
* <i>Transom over new entry way</i>	<i>1,155.00</i>
* <i>Replace Fellowship Hall entrance and level</i>	<i>15,139.00</i>
* <i>New Information Center</i>	<i>6,236.20</i>
* <i>Additional carpet</i>	<i>5,936.63</i>
* <i>Additional water & electrical runs / sump pump pit / shelving</i>	<i>5,272.20</i>
* <i>Sound barrier wall for chiller (deleted)</i>	<i>-7,000.00</i>
* <i>Change style of door locks (deleted)</i>	<i>- 827.00</i>
Sub-Total	\$308,269.81
<i>Prioritized items over Sanctuary and Elevator canopy (estimated \$69,000)</i>	
* <i>Replace sound system in the Sanctuary (to be done)</i>	<i>30,000.00</i>
* <i>Window shades for new building and (3) existing rooms</i>	<i>11,012.57</i>
* <i>Core furniture needed to operate classrooms and conference rooms</i>	<i>20,848.29</i>
* <i>A/V equipment and additional shelving (to be done)</i>	<i>4,869.33</i>
Total	\$ 375,000.00

Respectfully, the construction committee

Ron Alfred – Chair, Duane Conrad, Mike Ellis, Ray Leonard, John Mitchum, Rev.
Ronnie Osborn, Jeff Pool