

Report to the Parish Councils of St. Mary's and St. James
Construction Update February 4, 2008
Update on the construction of the new St. Mary's/ St. James Church

The following report is a summary of the activity related to the construction of the new church for St Mary, and St. James in the time period of December 3, 2007 through February 4, 2008. The Contractor has informed us that the construction of the new church will be substantially completed in late September 2008. While not all of the furnishings and adjustment will be completed we could use the annual church dinner as a target to provide some early tours of the new facility. This could help us move into another phase of fundraising. It should be noted that the furnishings like pews and liturgical furnishings are tentatively scheduled to arrive in October, and most likely the landscaping will also be in progress.

- 1. Construction Progress Report:** In November Mandt continued to work on site work with their partner Harold's Excavating. The sanitary sewer and water mains have been brought to the site and roughed into the new building. Work continued on the concrete foundations and footings. There are only a couple of footing left to complete (These are in the path being used to set the roof trusses.) The concrete block walls creating the core of the support area of the building have been erected, and the exterior walls have also been started around the offices and south gathering space. The main steel trusses that will form the clerestory of the new sanctuary have been set. Framing of the roof is also underway. The roof structure for the roof top air handling units has been set and the roof trusses over the office area are being placed this week.
- 2. Work to be completed in next 45-60 Days:** Work will continue to build the exterior walls, set roof trusses and applying the roof sheeting. There will be an effort to make the roof watertight as soon as practical with the application of the roofing felt. The membrane roof under over the core area will also be installed to allow the Heating and Ventilation contractor to start preparing for the roof top units. If weather permits the shingles will also be installed. A second shipment of roof trusses is also due in early February. By the end of March the shell of the new church will take shape. The Mechanical trades will also start working on their respective work once the shell is in place. If weather conditions allow, the concrete floors will start to be poured in the core areas.
- 3. Open issues list:**
 - **Frederic Street Easement:** Completed and filed with the Green County Register of Deeds..
 - **Drainage from the Frederic Street intersection:** AYA, MSA and the Village of Belleville are continuing to work on this issue. The details of the drainage component from Frederick Street have been completed and final drawings are due from MSA by Mid February. By the end of March we hope to have this finalized and with luck will know what the Village will pay for and what will be our responsibility.
 - **Avoidance of wetland on East Side of the site:** The area on the far east side of our site was determined to be a wetland and the retention pond has been relocated. We have not disturbed the land. The Village is investigating some additional work here as per their prerogative to insure no flooding of adjacent property.
 - **Bell Tower:** We have received word that there is a donor that will cover approximately 50% of the cost of the new tower. (\$75,000.00). We have committed to the construction of the base, and the purchase of the face brick for the tower, but have not released the full construction of this alternate until we can verify that we have adequate funds to cover this work.
 - **Pews and Seating for the Church:** The Bid on the pews and chairs for the church sanctuary and the chapel have come in. The bids (from 3 pew vendors) received were approximately \$32,000.00 over our projected budget of \$75,000.00. We are reviewing the bids and exploring options such as holding the order for the chairs for the chapel (this represents \$9,908.00). The overrun will most likely come out of our project contingency
- 4. Financial Update:** We have received our first pay request and 3 direct purchase invoices in the past 60 days representing \$251,921.12. This plus what we have already expended for design fees, and

other pre-construction costs we are at a total expenditure of \$621,127.18. The project budget is \$4,718,017.00. This represents 15.16% of the total project expended.

The Parish financial team is working on securing a construction loan through the local banks.

The construction oversight team is meeting regularly on the construction issues being brought up by the contractors and designers. We are meeting on the 4th Thursday of every month to keep track of the open issues. Currently we have a list of 12 items on a change log list including the pew cost over-run. Preliminarily, these represents about a \$10,000.00 add to the project cost. This is well within our project contingency allowance. In the next 30-45 days we hope to finalize the first project change order. We have also created a wish list of items and that list includes the construction of the bell tower, the purchase of the stenciling for the sanctuary ceiling and the pew cost over run. These three items represents a total of \$115, 706.00. Our total contingency is \$122,000.00. We are awaiting the result of 2 additional reviews in the next 30 days before we release any contingency. The church sound system and the liturgical furnishings represent allowances \$240,000.00. We want to understand what is happening with these and the Village before we commit to release any large portion of the contingency.

5. **Church Furnished Material:** Findorff, with their window subcontractor, have made a preliminary inspection of the windows at St James and they are capable of being moved. Some minor work may be needed but our allowance should be adequate to cover this work. No other issues have been looked into at this time.

Respectfully Submitted By G. Rabas, February 4, 2008