

**Pastoral Council/Finance Council Joint Meeting
February 15, 2018**

Attendees:

Father Walter Stumpf, Jeff Smudde (PC), Tim Clark (PC), Kristin Romanowicz (FC), Karen Krejcie (CC), Cortney Curran, Don Murphy (FC), Jim Smith(FC), JoAnn Bowers (Trustee), Derek Schuh (PC), Carrie Decoster (PC), Mark VanderLinden (CC), Chad Rottier (FC), Mark Hansel (BC), Leah VanHandel (BC), Amanda VanHoof (PC), Heather Delforge (PC), Bill Conrad (BC), Chad Evers (BC), Jim Perras (Consolidated Construction)

*PC = Pastoral Council FC = Finance Council CC = Capital Campaign BC = Building Committee

Introductions

Goals: Seek authorization for balance of:

- Design
- Permitting
- Competitive Bidding

Jim: Shared his experience at his parish. “Second-to-none for in-kind donations here at St. Nicholas.”

Confirmed Project Goals

- Fellowship Hall for 150
- Community Center
- Handicap Accessibility
- Additional Parking
- Restrooms with Showers
- Playground

Changes in Design Shared

Due to current available funding, the court size in the Community Center has been reduced to a Junior-High size: 74x42

However, we will competitive bid a slightly larger gym: 84x50 as an alternative. (high school gym sized)

Contractors have not seen/bid this design.

How was In-Kind amount determined?

Estimated in-kind at the percentage in which in-kind donations for the larger design. CCC will work with those contractors to see if contractors will maintain the higher level of donations despite the design being smaller. In-kind donations were estimated for this design, but hoped to be higher, thereby lowering the total cost to the parish.

Reviewed Schedule for Phase 2

3-step process to get through the Diocese: April 18 (Building Commission meeting- needs competitive bids 2 weeks); April 26 (College of Consultors), if don't hit the May 10 (Diocesan Finance Council) deadline, we are out until October.

Contingency may need to be adjusted, especially if dealing with more non-parishioner contractors. But the more parishioners we use, the lower this contingency can be. Typically 3-4%.

What kind of roof will there be?

Pre-engineered metal building for Community Center. Sloped roof (but not gabled) on the fellowship center.

What kind of warranty on the Fellowship Center roof?

Need to maintain; 20-25 year needing to hire a contractor to repair effects of the UV rays. Commonly used for this purpose.

Jim Perras of Consolidated Construction left

What kind of confidence do we have with the In-Kind donation amounts?

Can't be 100% confident until the next round of drawings are available, but contractors absolutely expressed a need to want to be included. Labor quickly accumulates. Building Committee has done their best to realistically reflect the interest in involvement from the contractors. → And we continue to change the plan. The current plan has not been bid at all. (See Jim's previous comment about possibility of in-kind actually being higher.)

Design Costs. Will this be a lump cost?

No, we will pay-as-we-go.

We're short on funding. Is it an option to do the playground later?

No. Included is ~\$56k in playground **restricted** fund.

Does the elevator still go 3 levels?

Yes. The ramp goes to the existing steps on the west side to the basement.

Are kitchen appliances included?

No.

Are bleachers included for Community Center?

No. In a junior high-sized gym, normally folding chairs (60 chairs) or tip-and-fold bleachers. Regardless, we will want to have seating of less than 300 to avoid need for sprinkler system.

What kind of maintenance is there on the Vinyl Composite Tile?

This is the flooring in the Parish Hall. These need to be stripped and waxed, much like a wood floor. Performance-wise, wood flooring would be greatly desired.

How much of an upgrade is the wood floor?

\$21,000 difference with the wood floor. **We will need to check on these numbers, as there was some discussion on if that number was accurate. We know the gym floor was more that VCT flooring, but \$21,000 seemed too high.

Do we know what the difference will be for the larger gym?

No, this will be part of the competitive bid process. Contractors will bid both versions.

Does the layout work out for security of the school?

Yes, we can validate the door hardware to make sure this is the case.

Soil borings were not chosen to go forward with? Why?

Charlie Peterson Excavating (parishioner) has done enough excavating on this property to not think there will be any issues. Instead of doing the soil borings for \$4,000, use it to remediate any bad soil IF WE FIND ANY instead of just paying for the borings.

Where's the firewall?

The wall between Community Center and Fellowship hall will be brick firewall for future expansion. We could NOT do the part that's not connected between the two, but then it's an issue when/if another expansion happens. We'd save the money now.

Chad Rottier's Comments

- \$175,000 short (once we add in additional Contingency funding). Do we risk 75k to find 175k?
- Do we move forward and spend \$75,000 for next round of design?
- Do we contact people again to get the remainder?
- We're within 10%. We've moved passed the "I don't like THIS." Consolidated have done an amazing job coming up with a design that works.
- High confidence with in-kind value.
- What do we do with Father Rickert's donation? We haven't discussed yet. No one has said all of it, nor has anyone said none of it would go to project.
- There are options, but there are no solutions.

Father Walter's Comments

We've had 5 of the last 7 months where regular giving was higher than previous year. If we can continue to control our spending, then we can use that to put toward the project. Just like at your house, the overage from income can support a Capital project. We have not investigated this angle of giving more through Stewardship.

CR: What are all of our options to find \$175,000?

Cortney Curran's Comment:

Can we get people to talk at Mass? WE ARE SO CLOSE. Can we talk at Mass?

Mark VanderLinden's Comment

If we continue to fundraise, the cost of the project could absolutely go up. So we may raise another \$100k, but costs go up \$200k.

Building Committee and Capital Campaign Committee left.

Update 2/16: The Councils voted to move forward with Phase 2 with Consolidated Design!