

Vision 20/20 Phase One Building Update – April & May 2018



In this edition of updates from your Vision 20/20 Project Manager and Building Committee we include information about upcoming activities, April and May accomplishments, and how we plan to approach the oversight of the building contract.

April/May Accomplishments: We were quite active the past two months as we navigated through the complex series of reviews with the city of O’Fallon to obtain a building permit. On May 21st we received our fifth and final approval from the city. The approval process included a review by the Planning Commission, two reviews by the Community Development Board, and two reviews by the City Council -- it was achieved with a cumulative total of 44 votes supporting the project and zero against! This achievement is a testimonial to the quality of our architect (EWR/Farnsworth) and our engineering firm (Millennia), as well as several years of preparatory work by the Planning and Development Board.

One important item to highlight is that at the April 10th Planning Commission review a number of our neighbors did voice concerns, primarily with the parking lot and water management. We attentively listened to these individuals and committed to not only ensure we addressed the concerns, but that we would improve our campus compared to what it is today. I personally met with our immediate neighbor on Jamestown Road who shares the ‘ditch’ with us and is apprehensive about water runoff and erosion. We committed to consult with him as we move forward. I met with him a second time on May 20th to provide an update and to let him know that while it is costing us more money than we had estimated, we are moving forward with an underground water management system and a retaining wall near the ditch area to efficiently channel the water runoff and minimize erosion. There must be no doubt that Faith Lutheran will always be a good neighbor.

June-October Plans: The coming months are going to be hectic (to put it mildly) for the building and finance committees. I will defer to the members of the finance committee to discuss the plans for the construction loan and follow-on mortgage financing, but I can state unequivocally that under Susan Carlson’s leadership I am quite confident we are going to “choose wisely” as we evaluate our financing options.

The building committee will proceed with the following estimated schedule (note: this will change if we encounter unforeseen issues):

May 14 through July 15 – Complete the final design stages of the plan to include costing, materials, schematics, and related items.

July 15 through Aug 1 – Executive Committee, Congregational Council, and congregation review sessions, culminating in a congregational meeting to approve letting a contract based upon the final design.

Aug 1 through Sep 1 – Open bid process. This will be a 30-day open bid type contract. The architect estimates anywhere from 6-10 bids will be received. This will also be the period in which we will anxiously await to find out the pricing of the bids (actual costs vice the architect's estimate).

Sep 1 through Sep 15 – Architect led review of bids for compliance, pricing, best value and ability to accomplish the work. The result of this activity will be the selection of the general contractor.

Sep 15 through Oct 1 – Award the contract to the selected general contractor.

Oct 1 until ? – General contractor starts construction.

One of the key aspects to the construction will be what we are calling a 'concurrent' building program. Since we will be losing about 30 parking spaces on the west and north side of the campus from the new construction, we will need to get the water management and new parking expansion on the south side completed prior to the winter months (asphalt cannot be laid in the winter). So, we are going to require the general contractor to start on the parking lot and water management portion of the project concurrent with breaking ground for the foundation of the building.

Oversight: We have had a few folks ask our construction management approach. As outlined in the November annual meeting, and discussed in a couple of periodic articles, our architect will act as the agent for the church. They will approve major purchases of materials, ensure compliance with design schematics, coordinate the schedule, and any other areas related to the construction phase. No payment draw will be approved without the architect's concurrence. And, I will serve as the church project manager with the building committee's support. My bona fides include the fact that I come from a general contractor background and I teach project management at a university. Several of the building committee members also have construction science backgrounds (i.e., Ken Beeman and Habitat for Humanity) and/or terms as members of the property board. We are confident that teaming with our architect we will ensure Faith receives the best value possible.

In closing, it has been a crazy four years of planning, finding and persuading volunteers, formulating and presenting ideas, researching and interviewing architect and capital campaign candidates, forming and closing committees, listening to people, writing articles, conducting temple talks, hosting town halls, and a whole host of other activities; however, while we are getting closer to realizing the beginning of the end of this wonderful Vision 20/20 Phase One initiative we still have some miles to go on the journey. I know there are unforeseen challenges ahead, yet I joyfully stride forward confident in the wisdom and strength of God's people at 520 East Hwy 50, O'Fallon, Illinois.

We thank you for your capital campaign commitments and ask for your continued prayers for our team as we advance into the most exciting period of the program.

Jim Curtis
Vision 20/20 Project Manager