

Vision 20/20 Phase One Building Update – July 2019

As we experience the Dog Days of Summer, we continue to make progress with the new building addition. By publication time for this article, you may have already seen site preparation by the general contractor as the government's permit review continues. Several activities occurred to include a mid-June gathering of church council leaders, boards, and the building committee with the architect, general contractor, and key sub-contractors for a final pre-construction meeting. The meeting's agenda items included quality review processes as construction proceeds, payouts, safety plans, onsite management, storage, communications modes, and assorted other details required for a large, complex project.

In addition to that meeting, there were a few minor but important change orders approved by the council. They include reinserting the dish machine and supporting materials (electrical and water lines, exhaust fan) as well as the ice machine and its supporting materials. The cost for adding these in post-construction could be up to three times as much as doing so during the design and construction phase, and there was a consensus that they are fundamental appliances for the kitchen.

Since we are saving money by doing a self-help project for the audio-visual (AV) system, Dave Filkins identified an important requirement that would also save money and enhance the installation. As Dave is leading the design and installation of the AV system, he requested an open conduit be included during construction. This made sense both financially and technically and was approved as a change order.

As happens this time of year, we experienced some slowness in the permit submittal and review process due to city staff, the architect project lead and assistant, and the general manager of R&W being on well-deserved vacations. And, there was one area of clarification requiring new "cut sheets" (design specifications) which took until July 3rd to be completed.

We continue to have telephone or face-to-face meetings with the architect and general contractor on a weekly basis and are in continual email communications with them. As of today (July 19th), R&W plans on site preparation to start by the end of the month. The permit review may have some flux as the city asks for changes or clarifications to the design. At this stage of the program, it is important to understand that no large construction project ever finishes on-time and within budget while meeting the original scope. With 30 years of experience as a project manager I know there are few things more accurate than that statement. Unforeseen challenges happen (e.g., unknown underground water springs), or materials become unavailable and substitutions identified and approved, or weather impacts progress. The building committee's priority is to stay focused on the plan while being flexible and adaptable as possible issues pop-up.

I'll close with a reminder that once the site work starts in a couple of weeks, please remember to use the process in the bulletin and on the website for any concerns, issues, or questions, especially regarding safety or building access topics. We want everyone to be safe and still continue their important church missions throughout the construction phase.

Jim Curtis, Project Manager