

Renovation Update as of February 8, 2024 (note date -- some things happened in February and so will not be in January financials)

1/21/24 – A Special Congregational meeting was held with an overwhelmingly positive vote to move forward with the renovation of both the narthex area of the church building and the organ, with small items being done to the sanctuary.

Total amount of the approved project:

\$989,350

\$660,000 Pyramid Construction

\$ 48,350 KD3 Design

\$ 12,000 KD3 Construction Phase

\$ 24,000 Sanctuary Carpet & Paint

\$ 25,000 New Furnishings

\$ 245,000 Susquehanna Organ Company

1/24/24 – Contract with KD3 Design signed

1/31/24 – meeting with Pyramid Construction, KD3 Design and Renovation team. See attached minutes

2/1/24 – meeting with Susquehanna Organ Company. Contract signed and deposit paid

Deposit of \$82,000 paid

2/8/24 – Contract with Pyramid Construction Signed (pre-construction agreement)

Other completed items – all necessary items were given to Mission Investment Fund and we are waiting for finalization

Note – all contracts were reviewed by Gareth Pahowka, attorney, before signing

Money spent to date:

\$82,000 – deposit on organ – 2/1/24

300 – borough variance application

1,250 – loan closing fees

St. John's Lutheran Church Pre-Construction Meeting #2

January 31, 2024

MEETING MINUTES

Attendees

Pastor Sarah Keilholtz	St John's
Gareth Pahowka	St John's
Gary Gardner	St John's
Judd Fodness	St John's
Bill Arbogast	St John's
Kurt Oravec	KD3
Robin Herring	KD3
Tom Rowe	Pyramid

1. Introductions

- a. KD3 is working directly for the Owner and will include structural design by KBrace, and Civil design by Livic.
- b. Pyramid will include MEP design/build by D&T.
- c. FFE by Owner. FFE design is to be determined - by Church Member
- d. I.T. design and installation is to be determined. – None required (existing WiFi)

2. Costs

- a. Current Construction budget is \$660,000.
- b. Project goal = moderation (but nice, and not cheap) with a priority on durability and value

3. Schedule

- a. Preconstruction schedule will be provided by Pyramid
- b. Construction schedule
 - i. Design – working on Construction Drawings
 - ii. Permit approval 6 – 8 weeks
 - iii. Anticipated construction start Summer 2024 – sooner if possible
 - iv. 4 months to completion
- c. Any long lead items will be identified during the design process.

4. Bullet Points for General Discussion

- a. Existing roof to remain – address existing roof leaks – after ceiling demolition

- b. Closed cell spray foam insulation on underside of roof deck – KD3 will determine required thickness/R value. Would be eliminated and replaced with new roof insulation if a new roof is required
- c. **Perimeter wall construction to remain** 1/4" Plywood wainscot and wood cap to be removed on exterior walls in the Parlor & old Pastor office. Patch & repair gyp board.
- d. Entrance doors:
 - i. Wood or aluminum = Existing wood doors to remain with new hardware including (2) leaves at parking lot entrance with auto openers
 - ii. Frames to remain or replace? to remain – repaint Red
 - iii. Consider new sidelights and transom – not necessary
- e. Space at eliminated Lift – combine with Vestibule closet into single Narthex closet
- f. Pantry and Coat locations to remain as shown
- g. Rename Parlor – Church to decide
- h. **Exterior louvers to remain – blank off and infill interior** Will MEP be picking this up on their drawings?
- i. Civil engineer will check grades or new entrance steps
- j. Window header above new entrance door to remain – adjust door location
- k. (3) RTU's:
 - i. Pyramid to provide specification for size and weight
 - ii. KD3 will assess any additional framing
 - iii. Locate ~~"in the hole"~~ if possible in recessed roof pocket
- l. Counters included as plastic laminate – prefer solid surface. Add solid surface with integral solid surface sinks
- m. Welcome desk:
 - i. Configuration to remain
 - ii. Custom casework or furniture? Custom casework – one side built-in, other side moveable
- n. Family Room – counter only – room for Owner's baskets under counter
- o. No wall cabinets or water service at Coffee Bar
- p. Closet – any storage shelving by Owner
- q. Wood window sills to remain
- r. Included hollow metal door/borrow light frames and vinyl base – prefer stained wood frames and base. Add stained wood frames and base. **Consider prefinished vinyl millwork base** Would it make sense to salvage the existing base for reuse in the Fellowship Hall, main hallway & Not Parlor?
- s. Glass wall:
 - i. may require additional structural framing – KD3 will confirm
 - ii. other options – possibly folding instead of stacking
- t. LVT in Restrooms – 5mm to match thickness of carpet tile
- u. Locate FEC's – by KD3
- v. Solid plastic toilet partitions

And we should try and reuse salvaged wood for the new screen window wall at the Family Room



- w. Toilet accessories by GC – not Owner’s maintenance vendor: Church to confirm (No hand dryers)
 - x. Only signage for ADA codes required
 - y. Refrigerator by Owner – KD3 needs dimensions for cabinet opening. Icemaker not included
 - z. TV’s and A.V. work by Owner
 - aa. New window blinds included – consider window film at restrooms and storage areas – any curtains by Owner – KD3 will show film where noted
 - bb. Consider electric and/or black-out shades in Parlor – none required
 - cc. Review condition of existing windows – existing window to remain
 - dd. “Wafer” lights in lieu of 2x2 or 2x4
 - ee. Painted finish included in restrooms – prefer wall covering/protection- stay with painted finish
 - ff. Add lights in Sanctuary doors (3” solid wood)- KD3 will show narrow lites to be cut into existing doors
 - gg. No water coolers will be included, only bottle filler as shown (drinking water available in refrigerator)
 - hh. Auto faucets are preferred
5. Action Items:
- a. KD3 to proceed with Construction/Permit drawings
 - b. D&T Mechanical and Electrical will proceed with MEP design and coordinate with KD3 for structural requirements
 - c. Schedule next meeting to discuss MEP design in ~2 weeks
 - d. Additional meeting for finishes and color selections

