

St. Martin de Porres Building Committee
Meeting Minutes—12/20/2016
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1. Fr. Charlie led the committee in an opening prayer.
2. Attendees: Michael, Judy, Stacy, David, Susan Bonner, Javier Herrera, and Fr. Charlie. Guests: Bo Spencer & Stephanie Pierce (Spencer Pierce Architects) and Brian Lauterjung (Rizzo Construction).
3. Brian (from Rizzo) presented an updated estimate alongside the estimate presented in November for comparison. For the updated estimate, Brian contacted several subcontractors and suppliers to obtain realistic “bids” for the major work items.
 - a. Electrical-Based on our plans and a “package” similar to St. Anthony in Kyle. New estimate-\$333K (old was \$513K).
 - b. Fire alarm-based on estimate from firetrol protection systems; this does not include the two dedicated telephone lines required for the system. New estimate-\$42K (old was \$41K).
 - c. HVAC-Assumed two rooftop units for the great room and a split system for the remainder of the first and second floors. Units were sized based on tonnage provided by the architect. New estimate-\$537K (old was \$714K).
 - d. Fire sprinkler-Estimate includes riser, but doesn’t include the covered patio area. New estimate \$81K (old was &78K).
 - e. Plumbing-Includes an allowance of \$30K for rock excavation. New estimate \$289K (old was \$273K).
 - f. Elevator-\$65K (same as old estimate).
 - g. Special Construction- Includes pre-engineered metal structure, roof framing, and insulation. New estimate \$424K (old was \$474K).
 - h. Furnishings-\$46K (same as old estimate).
 - i. Equipment-\$25K (same as old estimate).
 - j. Specialties-\$55.6K (same as old estimate).
 - k. Finishes- Includes metal studs, insulation, drywall, painting, tile flooring (for all areas except kitchen & bathroom allowance was \$7/SF), sound panels, and kitchen panels. New estimate \$619K (old was \$685K).

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- l. Doors & windows-At this point, we don't have details on doors and windows, so the estimate is based on general unit rates for the number of doors & windows on the plans. New estimate \$146K (old was \$143K).
- m. Roofing and metal flashing-Metal panel unit rate for new estimate was \$8/SF versus old assumption of \$4/SF. This also includes gutters and roof insulation. New estimate \$204K (old was \$167K).
- n. Wood-Estimate is based on unit rates for the countertops, shelves, etc. shown on plans. This includes a general number for cabinetry. Bo estimates that about half of the total cost for wood is the cabinetry for the classrooms. We may consider including classroom cabinets as an "add alternate" bid, which we could use if we end up with enough money in the budget. \$156K (same as old estimate).
- o. Metals- Includes storage shelving, metal mezzanine to support the second floor, two sets of stairs, and handrails. New estimate \$248K (old was \$246K).
- p. Masonry-about \$79K for exterior stone work (based on \$12/SF unit cost).
- q. Concrete-Previous estimate was based on \$21/SF, while new estimate of \$18/SF is based on a bid from a supplier. New estimate \$430K (old was \$482K).
- r. Site work-about \$505K (same as previous estimate). This does not include the possible cost of boring across RM12 to connect to the City sewer system. The current estimate shows about \$6K for sewer line and \$50K for septic system. Bo estimates that this should be enough for the bore/sewer connection situation. Brian will talk to a utility contractor to see what would be realistic for this area. Fr. Charlie said that we need to make sure the estimate includes an allowance for connection to the City sewer that includes connections for the existing church and chapel.
- s. General conditions-\$211K (same as previous estimate).

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- t. Overhead and profit-New estimate \$242K (old was \$261K).
 - u. 10% Contingency- New estimate \$480K (old was \$537K).
 - v. 5% Inflation-New estimate \$240K (old was \$268K).
4. Overall estimated cost is \$5.524 Million (old was \$6.174 Million).
Based on a total building size of 26,477 SF, this works out to about \$208/SF (old was \$233/SF).
 5. David asked why the cost has increased so much since we got the preliminary estimates about a year ago. Fr. Charlie said that we can't compare this estimate to those old estimates, because the plans have changed significantly since then, and the construction method has also changed. Instead we should focus on comparing the August 2016 estimate to the current estimate. Bo commented that the building construction industry is very busy right now, so the cost of the subs has gone up because of the high demand.
 6. Fr. Charlie is not comfortable with the 10% contingency fee and the 5% inflation allowance. He does not think that the diocese will allow this much to be added to the cost of the project. Since we are hoping to start construction some time this summer, we don't think an inflation allowance is necessary. We would prefer to include only a contingency number of 5% with now inflation allowance.
 7. Fr. Charlie is working on getting a supplier to donate the concrete for the project. If the concrete is donated, and we can get the project cost under \$5 million, we may be able to move forward with the project.
 8. We discussed some options for reducing the project cost:
 - a. Leave the office space as an unfinished shell for now;
 - b. Leave the second floor unfinished and place classrooms on the first floor (as shown on the plan in August 2016);
 - c. Omit the cabinets from the classrooms.
 9. Our project is on the schedule to be discussed at the Austin Diocese building committee meeting on January 13th. The electronic files for the site plan and building floor plan have already been sent to Patrick Baker at the diocese. Fr. Charlie, Michael, Bo, Stephanie, and Brian plan to attend the meeting.

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10. We will meet with the diocese in February to discuss the financing of the project. We cannot start on the detailed project design until the financing plan has been approved.
11. After the architects and builder left the meeting, the committee briefly discussed the progress on the capital campaign. In general, of the 766 packages sent out, we have only received 180 responses (including both the silent campaign and the committee that is contacting individuals directly). We are hoping to meet our campaign goal of raising at least \$2.5 million for the project.
12. Another consideration will be the cost of furniture for the proposed building. The cost of the chairs with kneelers for the great room will be a significant cost that we will have to cover on top of the cost of the building itself.
13. The next building committee meeting will be determined after the meeting with the diocese building committee.
14. Fr. Charlie closed the meeting by leading the committee in prayer.