

# Contractor Bid Recommendation

1. Need committee to oversee complete project, including defining exact cost, procuring and approving finances to meet these cost, including looking at the Church's ability to afford such a project. Committee needs to oversee all contractor bids( with the help of the engineering firm) and award the bid . They must oversee the complete project and keep records of all transactions and report to the congregation for their approval all funds which are necessary and spent on this project.

2. Hire a consulting engineering firm to define specifications necessary to repair and maintain the job.

3. Have engineering firm prepare bid packages for contractor's to submit their bids to do the project according to these specs.

4. Engineering firm would assist church in selecting the best bid.

5. Engineering firm would represent the Church and look out for the Church's interest in the entire project to be sure the job was completed according to specifications and done in a timely matter.

6. Before any of the above can be done the Congregation must approve weather they are willing to proceed with the project in general.

These are my recommendations from past experience in dealing with the contractor bidding system, if anyone has additional or equal experience in this process please come forward, help is always welcome.

Bill Meyers  
Property Chairperson

# School Building Summary

February 8, 2004

July 15, 2003 -- While working on cleaning up the fourth floor of the School building noticed water damage to windows and stairwell on north side of building.

July 16, 2003 -- Called John Price to see if he could tell me of any earlier problems with the north wall. He said he did have a problem with the wall and I should look for a file he had put together. I found a report from a Callahan Assocs. Consulting Engineers. This report described the problem and gave an estimated cost of \$400,000.00 to make repairs and about the same for three alternatives including raising the building. At this time it was approved to make repairs just to the lintels on the east wall and the parsonage, at a cost of \$ 20,350.00, this included cleaning and painting the lintels, repairing and replacing nine of the lintels.

Aug.12, 2003 -- Introduced this problem to council, Mr. Sam Jones and Mr. Harvey Jacob said they would like to look into this to see if there was a way we could have the work done at a less costly price, being it had been five years since the last quote. They contacted Structural Preservation Systems, the company who did the lintels in 1999. They informed us we should have an Gardner Engineering Consultants and themselves make a through inspection of the building at a cost of \$6,820.00. This was approved by council and also approved by the Congregation at the Nov. meeting.

Nov. 15,2003 -- Received Gardner's report, their estimated cost was from \$300,000.00 to \$400,000.00 depending on what or if additional damage is found as the work proceeds. They also understood we are a Church and we may have budget constraints, we could have

only the immediate damage corrected at a cost of \$175,000.00 to \$225,000.00.

Feb. 1, 2004 --

Report given to Congregation , congregation voted to make a further study to define cost, Gardner Engineering approved to do this at a cost of \$8,000.00, however we still need a committee to oversee this and we still need Congregational approval to do this project in it entirety, or do the partial project, or we do nothing at all.

Feb 10,2004 --

## Executive Summary

The facade cracking, movement, and general deterioration that was observed at the referenced building appeared to be the result long-termed water infiltration into the facade system. This water infiltration is the likely cause of the corrosion of steel lintels and cyclic freeze/ thaw deterioration of various precast concrete and masonry components. The observed deteriorated conditions on the north and west elevations were the most significant, and should be addressed immediately to avoid possible facade failures, further water infiltration into the exterior walls and the building interior, and danger to pedestrians from falling debris.

*Bill Meyers*

Property Chairperson