

## Recent Events and Features in the Parish Hall Construction Project – November 25, 2017

- Three bids were received at the beginning of July. The lowest bid was \$500K over budget.
- \$1.730M was allocated for the project (construction cost + project management).
- The contingency was eliminated (\$200K).
- \$150K was allocated from the capital improvement fund to go towards necessary parking lot repaving.
- We worked with the low bid general contractor, architect, and Town of Mammoth Lakes Planning Department to redesign the building to take out \$150K from the project cost without reducing the size of the building.
  1. Some windows and rock veneer on the exterior were eliminated.
  2. The operable walls that would break the main assembly hall down into smaller classrooms were eliminated.
  3. The kitchen was stripped from commercial quality to contain a sink and refrigerator only. A range, exhaust hood, cabinetry, counters, and tables were eliminated.
- The Pastor signed a fixed price construction contract to build the scaled-back building for \$1,730,000 in mid-August. (There is no contingency allocation.)
- The main hall is 3640 sq. ft. on a single story, with 900 sq. ft. on a second story as a utility/storage attic.
- The building will be constructed for \$311/sq. ft., not including the cost of the site work. (This is low for this area: the average building price for medium finish, traditionally heated construction is \$350/sq. ft., excluding site work.)
- Notable building features:
  1. It is designed as a net-zero energy building: virtually no operating cost to heat/cool/light the building.
  2. It has hydronic heating in the concrete slab floor.
  3. The ground source heating system uses on-site geothermal wells for heating and cooling.
  4. Roof mounted photovoltaic panels should provide all electricity needs.
  5. A passive solar design will help retain heat in the winter and stay cool in the summer.
  6. It will have exceptional day-lighting in all areas.
- We broke ground on August 20, 2017.

- The contractor is constructing the building first (working through the winter), then will grade and pave the parking lot next year.
- The foundation and concrete slab has been completed.
- Utilities have been run to the building.
- We are waiting for the structural steel fabrication to be completed. Initial steel erection is scheduled to begin on Dec 1. We will start steel construction on the north side, then build to the south.
- The wood framing will follow.
- The geothermal wells will be drilled sometime in the first two weeks of December.
- Parking and snow storage will be tight this winter because of construction equipment and supplies being stored on site.
- The building is scheduled to be completed by December 31, 2018.