

Capital Improvement Overview and Estimates for Faith Lutheran Church

Revised/updated 6/24/20

Joel Zimbelman, Council President

The following is an evolving list of needed capital improvements at Faith Lutheran Church. Section I list projects completed as of the date listed above. Section II lists projects which have been identified and, *in some cases*, ranked for their priority by the Church Council to be tackled in the future. Associated estimates are the most up-to-date available for the given item, and may be based on a guess, an informal estimate, or a written estimate by a given firm, as identified in the comments column on the spreadsheet. All costs are based on estimates of work done by bona fide professionals in Chico. However, as projects are implemented, opportunities for FLC members to provide in-kind labor and supplies might reduce actual costs (and, conversely, delays in project implementation could increase costs).

As discussed at the Annual Meeting, three rules will govern the work on these projects: 1) The Church Council will be responsible to rank capital projects based on their assessment of needs at FLC; 2) They will be responsible to get bids and estimates on all work, and will serve as the contracting agent for all such work on behalf of FLC; 3) Projects will commence only when funding or firm commitments for expenses have been secured from church members or other contributors.

Section I: Projects Completed 2019-2020.

Item Name	Description.	Estimate (Initial)	Date Start	Date End	Final \$	Comments
Completed						
Church Signage	Design and install wall and door signage across the campus (26 items)	3577. (10/19)	Started October 2019. Final approval 5/24/20		\$4558	Full design proposal available on request. Final cost will increase by about \$200 because additional signage was added after installation.
Kitchen floor stripping	Remove old wax to walls and corners; apply new finish	\$700			\$700	
Kitchen Painting	Paint all surfaces of main Kitchen area	\$1500			\$300	Large part of the materials and labor cost covered by Laura Moravec (\$500) and labor by Joel Zimbelman
Stove work	Cleaning and recalibration of burners in kitchen	\$200			\$500	Remove stove and take to facility for cleaning, recalibration, and replacement of all gaskets where needed.
Columbarium Benches	Two new replacement benches for old ones; additional bench and table for seating area	\$2600	Fall 1019	Fall 2019	\$1000 (church cost)	Church covered cost for one bench and coffee table; Columbarium Committee covered cost for two benches. Assembly and Installation gratis per Bob Bay and Joel Zimbelman

New Office Furniture	For new Staff office (old Library)	\$6000	February 2020	May 2020	\$8757	Included space dividers, file cabinets, desks, side desks, side chairs, book shelf, assembly, installation.
Library Remodel	Vacating and demolition of old library and convert to office	1550 paint 3715 carpet \$1000 electrical \$6265 Total	December 2019	April 2020	\$5265.	CONFIRM cost Included patching, painting, electrical work, new fan and wiring, removal of old carpet, installation of new carpet and baseboards. Electrical work gift from Leo Weiss.
Conference Room Remodel	Vacating and demolition of old library and convert to office	1950 paint 3715 carpet \$1500 electrical Total: \$7165.	December 2019	April 2020	\$6200	CONFIRM cost Included patching, painting, electrical work, new fan and wiring, removal of old carpet, installation of new carpet and baseboards. Electrical work gift from Leo Weiss. E
Defibrillator	Emergency medical technology for sanctuary and parish hall	\$1500	November 2019	June 2020	\$1000	CONFIRM cost Final cost is with a \$500 gift given to support the purchase of this equipment
Sanctuary Chairs-8	Armchairs from Sauder for individuals in need of arm chairs	\$1175	October 2019	March 2020	\$1175	CONFIRM cost
Computer for new Music Director	iMac 21" with Applecare and RAM upgrade	\$1800	April 2020	April 2020	\$1300	CONFIRM cost. No apple care purchased; no memory upgrade; no software purchases; sale item

Church Directory	New directory for Church	\$2700	November 2019	April 2020	\$2800	CONFIRM cost
Name Tags and Storage	For all members in directory and guests	\$2800, including name tags and storage kiosk	February 2020	May 2020	\$700 for storage. Name tags given as gift	CONFIRM cost Completion of design and production process begun in October 2019

Section II: Projects to Address in the Future:

Item Name Description. Estimate Date Start Date End Final \$ Comments

Item Name	Description.	Estimate	Date Start	Date End	Final \$	Comments
SANCTUARY						
Sanctuary Sound System and Audio-Visual	A full refresh and upgrade of the existing audio system in the sanctuary. Addition of AV components as well to carry broadcast of services and programs	\$111,789 plus service wiring to speakers and WiFi node installs (perhaps another \$1000) Breakout: 76,789.16 sound and \$35,000 AV	Consult: September 2019 on sound, contract followed. May 2020 on AV, overview followed June 2020, with AV bid due July 7 2020.			Rank Priority #1: Propose new digital sound board, directional speakers, electrical work, telecommunications and wi-fi, installation, calibration, training. Installation of cameras and control console for up to three cameras. Overview of AV has been provided, but no full bid yet—contract for that in process. See posted PDF for full spec bid on sound from Tri Path , the

						company we are working with (Contact Cory Keith). Note: Final bid was Feb 20, and does not include bringing electric power in wall to the speakers or the AV components.
Roof repair of buckle area and assessment of the need for full roof replacement on three buildings	Fix leaks that presently exist in the buckle between sanctuary and Fellowship Hall;	Expect 6/25/20 No estimate at this point, but could be up to \$125,000.	ASAP based on assessment and bid.			Rank Priority #2: We have leaks related to structural design and building issues in the buckle area that are not resolved. And a full roof of main and ancillary buildings is being evaluated for life, replacement, and upgrades. Clearly we will have some time to complete the whole job, but parts are pressing. Contact person: Howard Harbert of Harbert Roofing out of Anderson.
Painting of Sanctuary interior	Paint full sanctuary and all rooms attached.	\$25,000				Based on an educated guess-no official bid yet. First major painting required in decades. Will require specialized equipment. This bid does not include the separate six rooms (see below)
Update six ancillary rooms off of the Sanctuary	Patching, painting, new flooring where necessary and	\$15,000				Based on an educated guess-no official bid yet. First major painting required in decades.

(Grow Room, two Sacristy, Choir, Music and Storage)	baseboards, new electrical outlets, lighting, update, expand or refinish storage.					Carpeting and baseboards on floor could up the costs here; likewise with installation of appropriate storage
FELLOWSHIP	BUILDING					
Fellowship Hall New AV System	Replace eight year old broadcast only system and upgrade electrical to code; add speakers and public address capability; internet connection. Note, phase sound system needed given use and shape of room	\$20,000	February 2020			New 4K Monitor, DVD, Sound system with space adaptation, PA system, all wiring. Full spec bid from Tripath is presently available on request.
Fellowship Hall Refurbish	Lighting upgrades, electrical, repair of drywall, painting, new flooring, baseboards, window coverings	\$20,000	6/3/20			Advise this be done at the same time as the installation of the new AV system in this space. Would need to be timed to various activities. Estimate is not a bid, but an extrapolation from other spaces we have contracted for on the FLC campus.
Kitchen Sink	New Kitchen Sink, appropriate frame/counter, and new plumbing	\$2500	February 2020			Present sink is pretty impractical; old plumbing and water sources could be a problem in the future.

						Particularly important given the sorts of cooking capacity we are seeing in the kitchen, and the fact that the DW sink is overused inappropriately. Estimate is not a bid, but an extrapolation from other spaces we have contracted for on the FLC campus.
Bathroom Renovation	Major renovation of bathrooms with significant reconfiguration and code upgrades, various access issues.	Up to \$80,000, depending on the level of reconfiguration that we are seeking.				Full restructuring of the men's and women's bathrooms (8 toilets/urnals) possibly with independent stalls, ADA compliant facilities, child changing spots, integrated sinks with contactless soap and drying, etc. Given the evolving needs of our congregants and worship attendance health requirements, recommend a reconfiguration of the bathrooms when we remodel them.
OFFICE	BUILDING					
Room next to main office (Colter's old office)	Reconfigured for a spiritual counselling and confidential conversation. Depository for	\$1950 paint \$3715 carpet \$800 electrical \$200 window coverings	June 2020			Non-bid estimate working off of costs for comparable spaces already renovated. New paint, carpet, baseboards, lighting, window coverings. Estimate from Esplanade furniture for

	related part of FLC library	Furnishings \$2500 Total: \$9165				chairs, table, cradenza, with reuse of present book shelves.
Main Office (Michael's present space)	Reconfigure, renovate, furnish	Paint, carpet, electrical \$10,000. Furniture \$5000 Updated computer \$1600. Total: \$16,600	June 2020			Non-bid estimate working off of costs for comparable spaces already renovated and computers purchased. Everything here from cabinets, desk, wiring, computer, and work spaces is outdated, ineffectual, and on its last leg. Patching, painting, electrical work, new fan and wiring (if required), removal of old carpet, installation of new carpet and baseboards. Electrical work. Furniture includes desk, file cabinets, table, chair, side chairs for furnishings.
Xerox Room, Halls, Bathroom	Includes the bathroom. Reconfigure, renovate, furnish	\$25,000	June 2020			Not a formal bid, but estimate based on past work performed. Xerox Room: reconfiguration of and installation of new cabinets; new sink; paint, flooring and baseboards, electrical work.

						New Door installation in hall in front of pastoral offices Bathroom: paint, floors, cabinets, toilet, sink/vanity, baseboards, electrical work, new exhaust fan
Pastor's office, including bathroom	Includes the bathroom. Reconfigure, renovate, furnish.	\$10,000 office paint, carpet, baseboards, electrical. \$6000 furniture and new computer. \$8,000 bathroom renovation Total: \$24,000	June 2020			Not an effective use of the space, and needs to be designed to better match the work that goes on here.
Conference Room Furniture	The room has been renovated, but new furnishings for seminar and meeting type activities will be needed.	\$2845 for moveable tables, chairs, lectern	February 2020			At this point, temporary arrangements can hold us for a couple of years. We have Esplanade Furniture design schemas and cost estimates for review on request.
Rehearsal Room	Paint, carpeting and baseboards, electrical, window coverings	\$1950 paint \$3715 carpet \$800 electrical \$200 window coverings	June 2020			This is a multipurpose space: Choir rehearsal space, bookkeeper's space, piano, overflow filing cabinets, money counting, small group gathering space.

		Furnishings \$3500 Total: 10,165				Non-bid estimate working off of costs for comparable spaces already renovated.
CLASSROOM	BUILDING					
Nursery Bathroom Conversion	Conversion of nursery bathroom to full bathroom	Estimate \$35,000. Teardown, new walls, and doors, bathroom and ante-room, all new fixtures. Duct work. Full ADA code compliance, including new exterior door #1.		June 2020		Not based on a bid at this point, but on previous schematics developed and comparable residential bathroom renovation experience. The goal here is to leverage the space and sewer and water hookups to allow for a bathroom option independent from the main building, increasing security and maximizing use of this space for an independent access adult bathroom meeting all code/ADA requirements. Crucial to security in the larger sanctuary and fellowship hall building.
Refurbish Nursery Room #2	Repair walls, paint, new carpet or other flooring, new baseboards. Furniture	\$11,000 including paint, carpet, baseboards, electrical outlets, fans and lights.				New electrical, lighting, and wiring as needed; new duct work as needed if bathroom renovated, and that will be included in the bathroom conversion bid; provide adequate WiFi as needed. Wifi

		Furnishings essential. Toys				connection to sanctuary for service timing included.
Refurbish Room #3	Repair walls, paint, new carpet or other flooring, new baseboards	\$6000 paint, carpet, baseboards, electrical refresh	June 2020			Not an official bid, but based on costs incurred in the business building for the work on two rooms. At this point this room is mostly used for storage, and is low priority; but its use is limited in its present state
Refurbish Room #4	Repair walls, paint, new carpet or other flooring, new baseboards	\$6000 see room 3				At this point this room is low priority; but its use is limited in its present state
Refurbish Room #5	Repair walls, paint, new carpet or other flooring, new baseboards	\$6000 see room 3				At this point this room is low priority; but its use is limited in its present state
Refurbish Room #6	Repair walls, paint, new carpet or other flooring, new baseboards. Installation of AV monitor and CD, sound deadening panels for acoustics	\$7,500 see room 3, but needs sound deadening panels and blinds as well to prepare for larger groups and AV work	June 2020			High priority because of new use as our projection room. Little new furniture required at this point.
Refurbish Room #7/8	Repair walls, paint, new carpet or other flooring, new baseboards	\$6500, see room three, but a larger room, and some	June 2020			High priority because it is a gathering room for off-campus groups. NB: no furniture inclusion in this. But this room

		cabinet buildout work is needed here as well.				cries out for new furnishings. Furnishings will be a priority, but right now we need to get a better sense of what we want this room to be purposed for— status quo for groups; or a youth room that is up to date and inviting..
EXTERIOR						
Paint Sanctuary, retaining wall, Fellowship Hall, Office Building, Education Building,	Surface preparation including resurfacing stucco on office building and patched where needed; all trim and flashing	Two Bids by bonded professionals: Basic paint job, \$30,000; Higher end paint job with two coats and texture issues resolved, \$60,000	6/20			Bids at this point are rough estimates only, and have not fully factored in stucco repair on the business building. Estimates provided by Christian Barriga (30k) and Joe Shaw Paints (60k).
Landscaping of Exterior of buildings	Full landscaping of two large lawn areas in front; behind retaining wall; beds on west and south sides; columbarium garden; beds leading to inner courtyard; reconfiguration of planting areas around the basketball court; and	Estimates have been requested but not yet received.				Recommend undertaking this in conjunction with renovation of the Office Building façade and the stucco repair and painting of all buildings. Estimate being prepared by Hanson and Hanson Landscaping.

	beds on south side of building.					
Establishment of seating area behind Fellowship Hall		\$1000 for planters, side table.				Other materials have already been purchased.