

ECHOING GOD'S CALL

The Next 75 Years of Saint John's



UPDATES

Thank you for your patience, and especially for your support of the Capital Campaign. Here, you'll find the updates in the progress of our 2024 capital campaign, *Echoing God's Call*, listed in order of newest to oldest. When you have questions about this campaign and its progress, please contact Daniel Heath at daniel.heath@utexas.edu.

June 18, 2025: The construction contract was signed on May 30, and the construction began on June 9. The contractor has begun mobilizing on site and issuing submittals, the process by which they obtain approvals to purchase equipment specified for the project.

The renovation has begun on the second floor. If you have been on the second floor recently, you may have noticed the white wainscot and blue tape on the walls. The contractor has begun removing the unit ventilators (the big air conditioners in the corner of the classrooms) to prepare the piping for the new fan coil units. All but one of the ventilators on the second floor will be removed within the next two weeks. Then the piping for the new fan coil units will begin.

Contractors have begun remodeling rooms 201, 202, and 207-210. You may have noticed contractor signage on corridor walls outside these rooms. **Please note that these rooms are not accessible to church members and staff until the contractors' work is completed.** Affected Sunday School classes have been relocated to other locations. We expect this work to be

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completed later in the fall.

Contractors are about to begin work in the chiller yard, starting with the removal of some of the smaller equipment and preparing for upgrading the electrical service. This will be followed by installing new piping for the new chillers. Progress meetings are taking place every week to review the current progress, establish the expectations for the next two weeks, and work out any issues that have come up. Church leadership is updated immediately afterwards.

May 25, 2025: We are in final contract negotiations with the selected contractor, The Burt Group. We expect to have the final contract signed within the next week. In the meantime, we have established the criteria the contractor will follow while on site, which include: points of entry into the church building, shipping container location for their materials and storage on site, progress meetings, submittals, and building protection.

We have already received nine submittals from the contractor to order all the major equipment. These are currently under review by the engineer of record. We will begin progress meetings within the next two weeks, which will occur every two weeks at first, then every week as construction activities increase. Updates to church leadership will follow each progress meeting.

April 10, 2025: Last month, on March 12, proposals were received from four general contractors. Each proposal had two

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components: qualifications questionnaire and their pricing proposal.

The Capital Campaign Team (CCT), comprised of Aaron Delucia, Ed Rupp, Angela Russell, and Daniel Heath, reviewed and scored the qualifications questionnaire for a maximum value of 45% of the total package. The pricing component was valued at 55% of the total package. The maximum score a general contractor could achieve was 100%.

On April 1, the CCT, along with Church Administrator, Sherry Kleinert, reviewed the results of the proposals. A unanimous vote concluded that the Burt Group is our general contractor of choice for the capital campaign work. The Burt Group achieved a total score of 93.375%. As a point of reference, the next score was 80.61%.

Points of clarification about the Burt Group proposal:

- Pricing proposal \$1,474,459. (The contract with the highest bid was \$2,185,244.)
- Total proposed schedule is 200 calendar days, as opposed to 340 days on the three other proposals.
- The construction schedule would start right away. Other proposals wanted to wait until all the equipment was on site before starting construction.
- We estimated \$1,444,863 for this work. This allows us to carry a healthy contingency for unforeseen issues and changes during construction.

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On April 2, church leadership approved this choice so that we may move forward with final negotiations, then proceed with Angel Russell, Trustees Chair, signing the construction contract.

January 21, 2025: The Capital Campaign Committee has received full construction documents and specifications from the consultants as scheduled. These documents have been submitted to the City of Austin for construction permit, and we expect to have this no later than the end of February.

Meanwhile, we are preparing documents for the Notice to Bid. The week of January 27, an invitation to bid will be sent to preselected bidders. In February, bidders will have the opportunity to get clarification about the project. Bids are due by March 12. We are striving to begin construction by the end of March.

To date, we have expended \$127,807 for consultant fees, abatement testing, gallery images, and celebratory brunch. We have received \$1,580,649 in gifts and interest with capital campaign pledges coming in as scheduled. We are well on our way to reaching our campaign goal of \$1,875,000.

December 5, 2024: Recently, we received the final bid documents from MEP Engineering. The architectural drawings are now part of the bid documents. A hazardous material survey was conducted the week of November 4 and we received the results on November 11 that showed there was no asbestos detected in any of the samples that were submitted to the state certified lab. That's great news!

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On Monday, November 18, Daniel Heath met with the design team to discuss the bidding proposal and selection committee schedule. The goal is to issue the intent to award letter by mid-February.

The site plan exemption was approved by the City of Austin on Friday, November 22. Now we're ready to submit for the construction permit. We intend to send the package out to bid as competitive sealed proposals by mid-January.

October 2, 2024: MEP Engineering reviewed the status of our construction documents, and some of the mechanical components in the current scope of work. They plan to provide 95% of the construction document in two weeks. This set will include the drawings and specifications for the full scope of work. MEP reviewed the current unit ventilator set-ups as it relates to re-using the existing chilled water lines and confirmed locations for each unit relative to the new fan coil units and classroom modifications. We may be able to remove the existing 480-volt step-up transformer in the chiller yard if we can order 208-volt chillers, which MEP is reviewing. We may be able to save money on the chiller purchases.

The architectural drawings for the classroom and office modifications seem to be lagging behind. MEP will follow-up with the architects for a status update. With the current schedule, the drawing package could possibly be submitted to the City of Austin for permitting before Thanksgiving. Trustees intend to send the package out for bid as Competitive Sealed Proposal at the same time.

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September 5, 2024: The design development package for the HVAC drawings was submitted to Saint John's on July 26. This was reviewed and returned to the engineers recently. We are now in the construction document (CD) phase of the overall design. We expect the CDs to be completed in mid-October.

We have made one change to the design: We will no longer keep the existing MultiStack chiller, which was planned to be paired with a new chiller. After a recent failure of the MultiStack unit, we determined it's highly unlikely it will be operable when the new chiller is installed in the fall of 2025. Instead, we will be replacing the MultiStack with a new 65-ton chiller. This means we will be installing two new 65-ton chillers that will work in a redundant scenario, as previously expected. Having two identical units will increase our heating and cooling efficiency and simplify the automated controls, which will reduce the cost of each unit.

During the design development phase, it was forecasted that we may need to purchase a second chiller. Buying two units does not change our budget; the second chiller purchase had been included in the contingency funds.

When you have questions about the construction information, please contact Trustees member, Daniel Heath at daniel.heath@utexas.edu.

June 20, 2024: We're off to a great start! To date, we've received 75% of funds toward our capital campaign goal. This

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generous upfront giving ensures we will not need to borrow money to begin the project. Just this week, the contract with the engineering firm was signed, and a design team has been formed to begin working on the construction documents--expected to take until the end of August.

June 3, 2024: Thank you, Church, for your faithfulness in planning, prayer, pledges, and presence! To date, \$2,312,454.00 has been pledged with \$189,960.78 already received. We have exceeded our goal of \$1.85 million and have a healthy cushion for any unexpected expenses that may arise during the construction phase of the project. Thanks to pledges already in hand, we will not need to apply for an initial loan from TMF. We are thankful for the congregation's overwhelming response in giving to this campaign.