

St. Martin de Porres Building Committee
Meeting Minutes—11/30/2016
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1. Fr. Charlie led the committee in an opening prayer.
2. Attendees: Michael, Carroll, Judy, Dawn, Stacy, Marty, and Fr. Charlie. Guests: Bo Spencer & Stephanie Pierce (Spencer Pierce Architects) and Brian Lauterjung (Rizzo Construction).
3. Michael thanked Bo for the quick turnaround on revising the plans.
4. Bo discussed the features of the overall site plan.
 - a. To minimize extra site work, we will only be building a limited amount of parking and not constructing the new access driveway with this phase.
 - b. The new floor plan includes office space on the first floor and finished second floor classrooms.
 - c. General exterior features include masonry on bottom of the walls, architectural metal on the upper part of walls, and a seamless metal roof.
 - d. Brian discussed the preliminary construction estimate and will send a copy of the detailed estimate to Michael for distribution to the committee. Brian used the plans to do quantity takeoffs and used typical unit rates. Because the plans are preliminary, he has not gotten firm bids from subcontractors yet. Total construction cost includes the building, site work, overhead & profit, contingency and inflation. The grand total is about \$6.174 million. (For the proposed 27,174 SF building, this averages out to about \$227/SF.)
 - e. Electrical-about \$558K (includes wiring, fixtures, fire alarm, & security).
 - f. HVAC-about \$714K (based on \$4200/Ton of AC needed);
Plumbing-about \$273K (includes pipes, sinks, toilets, fixtures);
Fire system-about \$78K (based on \$1/SF and includes riser and hydrants).
 - g. Elevator-\$65K
 - h. Special Construction-about \$474K (includes pre-engineered metal structure, roof framing and insulation).

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- i. Furnishings-about \$46K (includes roller shades for windows and quartz countertops).
- j. Equipment-\$25K allowance (for some appliances for “warming kitchen” & audio/video equipment; does not include the commercial kitchen stove, hood, or fryer because these will not work with a septic system and we can add this later.)
- k. Specialties-\$55.6K (includes bathroom stalls, marker boards, etc.).
- l. Finishes-about \$685K (includes metal perimeter and interior studs, insulation, exterior sheeting, drywall, tile flooring at \$7/SF, and sound panels for the great room).
- m. Doors & windows-about \$143K (includes doors, frames, windows, and finish hardware).
- n. Roofing and metal flashing-about \$167K (includes metal roofing & flashing, foam board insulation, waterproofing, sealants, and architectural metal wall panels).
- o. Wood-\$156K (includes wood blocking to support plumbing and bathroom stalls and millwork/cabinets).
- p. Metals-about \$246K (includes storage shelving; metal mezzanine to support the second floor at \$180K; stairs; and handrails).
- q. Masonry-about \$79K for exterior stone work (based on \$12/SF unit cost).
- r. Concrete-about \$482K (includes slab and concrete for second floor mezzanine).
- s. Site work-about \$505K (includes erosion control; building pad for slab at about \$120K; 508 SY of asphalt paving for parking at about \$144K; excavation for water and wastewater lines; landscape irrigation; and septic upgrade allowance).
- t. General conditions-about \$211K (includes full-time, on-site job superintendent; job trailer; dumpsters; chemical toilets; site signs & barricades; costs for weekly environmental inspections and monitoring of the SWPPP (storm water pollution prevention plan) as well as inspections after all rainfall events; insurance; bonding; and safety site inspections).

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- u. Overhead and profit-about \$261K.
 - v. 10% Contingency- about \$564K.
 - w. 5% Inflation-about \$268K.
5. Regarding the septic/sewage system, Michael commented:
- a. He has been working with the City of Dripping Springs and it is likely that we will be able to have a connection to the city sewer system by the time construction is completed.
 - b. Based on the expected Living Unit Equivalents (LUE) for the site, the sewage cost is estimated to be about \$15K
6. Michael commented that there is a possibility that we can enter into an agreement with the city to use reclaimed water for landscape irrigation purposes. This might offset some of the cost of the sewer usage.
7. Fr. Charlie asked how conservative this estimate is, because we want to make sure we are getting the financing based on a realistic number that is not likely to escalate before project completion. Bo and Brian replied that the estimate is very conservative and the total includes 10% contingency and 5% inflation, which should be reasonable if we keep moving forward on our desired schedule.
8. The committee noted that this total estimate of about \$6.2 million was considerably higher than the previous estimate of about \$4.5 million. However, that previous estimate did not include finishing out the second floor.
9. Fr. Charlie noted that concrete was donated for the recent project at Santa Cruz in Buda and asked Brian how well that worked out. Brian replied that it was a little challenging working with a concrete supplier that was not on contract with them. It was a little harder to get the supplier to work in Rizzo's schedule and they didn't want to do some of the small items (such as concrete fill in the stairs). However, this donation represented a significant savings on the total cost of the project. Fr. Charlie intends to speak to this donor to see if they will be able to help with the cost of our project.

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10. Our project is on the schedule to be discussed at the Austin Diocese building committee meeting on December 9th. 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.
11. 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.
12. There will be another meeting with the diocese building committee in April to discuss the detailed plan and construction cost estimate.
13. We are hoping to start construction in August or September of 2017. Brian estimates that the construction duration will be 10 to 11 months.
14. The next building committee meeting is tentatively scheduled for Monday, December 12, 2016 at 6:30 PM, in the Education Center conference room.
15. Fr. Charlie closed the meeting by leading the committee in prayer.