

Building Committee Minutes
4 February 2016
St. Antony of Egypt Episcopal Church

Present: John Stockwell, David Sorrell, Mal Campbell, Loretta McGinley, Heidi Fenestra-Wilson, Peter Stockwell

Opening Prayer – John Stockwell

Building Project Presentation at Annual Meeting-

There was brief discussion about feedback from the congregation regarding the presentation by Steve Rice following the Annual Meeting on 30 January. Steve was clear and concise outlining progress to date. Feedback was generally positive: the interior design was well received; there was some concern about the exterior design looking like a barn.

Coordination with the Diocese-

- Fr. Bill and John Stockwell met with Barb Fox (Diocesan Finance) and Peg Maguire (Board of Directors) on 14 January to discuss possible sources of funding to cover the full cost of the \$1,900,000 project. A bridge loan, as well as an additional loan from either the Diocese or private lenders was discussed. John reported this meeting went very well, with the Diocesan representatives having a fuller understanding and appreciation of the work St. Antony's has accomplished so far. Our request for funding will be presented at the next Board of Director's meeting, with a likely decision from the Diocese in March.
- During the BC meeting with the Bishop after the confirmation service on 31 January, Barb Fox stated the Diocese will maintain responsibility for Rawleigh Dawson's services the duration of the project (this will no longer be a St. Antony cost). Barb Fox will ensure a simple, clearly delineated process is in place and understood by all parties to expedite requests for timely payments to subcontractors for work completed. She has clear understanding of the potential for penalty costs if payments are not completed within a 10 day window from the time a draw is requested. There was brief discussion regarding the importance of identifying a project manager for St. Antony's to help facilitate the above process.
- The former St. Charles property was discussed during the BC meeting with the Bishop on 31 January. Faith Fellowship in Kingston may be relocating to

the Poulsbo church building, and a portion of the property sold. There are several issues related to sale of this property, including discovery of a water line for which no easement exists. The Bishop stated he would recommend funds from any sale of this land go towards our building fund; however, he indicated the Board of Directors would ultimately make this decision.

Meeting with the County-

John and Steve Rice met with Jeff Smith at the County on 3 February. John was very happy to report a favorable outcome on issues discussed, which could contribute to minimizing costs and expediting timelines.

Steve Rice summarized the outcome of the meeting via an email to Jeff Smith - key points as follows:

- No need to amend the existing CUP - OK to go right to site development and building permits.
- No buffer enhancements needed between Old Frontier Road and the new parking areas, as long as existing plant material provides sufficient screen to meet the intent of the requirement.
- No need to install buffers along either the South or the North property edges, except:
 - North line: where there is no existing, effective screening along the length of the Phase 1 building.
 - South line: where there is no existing, effective screening along the length of the Phase 1 parking.
- Jeff Smith suggested screening by doing a 6' screening fence along with planting seedlings, which are less costly and tend to survive better. Plantings need to meet the 25' (two row) requirement. Any rain gardens in the developed areas or LID swales, etc., count toward the requirement whether they are in the setback or not.
- To accomplish the needed amount of buffer planting, it was agreed existing plantings (on St. Antony property) would be mapped out in the targeted areas, and show on our plans, augmenting as needed with new buffer plantings where there is not enough already.
- There will be an attempt to relocate the primary septic drain field in the northwest quadrant of the property outside well radii. The well on the property that serves the house is expected to be used for site irrigation only, as the existing house will now be served by new water service brought to the site to serve the church.

There was discussion regarding impact of the above on significantly reducing preliminary landscape cost estimates for the project.

Loretta expressed the continued importance of a unified, well planned and attractive landscape design which could provide a 'map' to grow into.

Committee Reports -

Capital Campaign -

* John reported current total for the Capital Campaign is \$468,000.

Sales -

- * Lisa Phipps would like to move forward with collecting escrow funds, another step towards 'locking down' the sale.
- * David reported NFC continues to actively explore funding sources to purchase our current property, and are confident about prospects. They hope to have a definitive answer soon.

Design/Architect -

- * The preliminary estimate by our contractor, Bruce Berkimer, was approximately 2.045 million dollars - over our 1.9 million budget. Bruce was able to reduce this preliminary estimate by \$245,00 by adjusting items on the design development list. Further reductions in the preliminary cost estimate will be accomplished by reviewing each item in more detail. There was discussion about the potential for further reduction in price estimates through competitive subcontractor bidding once the building phase begins. Additional reductions will result from the outcome of this week's meeting with the county regarding the CUP and buffers.

Transition - No report.

Next meeting: Thursday, 3 March 2016 at 7:00 p.m.

Meeting documents located via the following Building Committee web page link:

http://www.saintantony.org/?page_id=1843

Notes submitted by Loretta M.