

Building Committee Report
March 30, 2017

Chairperson: Nola Force

Members:

Rev. Larry Schellink

Jessica Risko Smith

Diane Doiron

Derek Carlson

Re: Remodel Update

On the Building Committee's unanimous recommendation, the Unity of Santa Barbara Board of Trustees has selected Armstrong Associates Inc. as the contractor for our building renovation project. You can see Armstrong's work if you visit the new MOXI Family Museum, the new MRI+ Surgery Unit at Cottage Hospital or Trinity Church -- all locations here in Santa Barbara. Armstrong is open to working with us to further streamline our improvements to reflect our needs, both in function and cost.

The Building Committee realized in the bidding process, which included four contractors, that grouping similar work together throughout the campus saves time and cost. Examples are electrical upgrades in all buildings, plumbing, HVAC-heating and air conditioning, and deferred maintenance items, such as the leaking walls in the chapel and a roof leak in the sanctuary that caused a damaged wall. These items will now be in addition to creating the children's classrooms, the new administrative offices, and doing the ADA (handicapped access) mandatory requirements.

We are ready to finalize the contract with our builder, pull the City permit and begin work. The contractor assures us that there will be no interruption of Unity activities and services with our planned work schedule.

Attached is an updated budget model that helps illustrate the shifts in the scope of work between the phases and also shows how the overall budget is remaining consistent. We are asking for an amount up to \$175,600 for this work. After months of project refinement and competitive bidding we have received bids within our contemplated budget.

As explained above, the bidding process revealed efficiencies in combining certain phases of the project that we had previously separated. In order to take advantage of these efficiencies our Phase 1 project has grown to incorporate certain elements of the previously discussed Phase 2 and Phase 3 budget items. We have also added the deferred maintenance items for our facilities to Phase 1 as well.

As such, our Phase 1 budget has grown from an estimated \$203,000 to an estimated \$375,700. Our budget for Phases 2 and 3 has come down in recognition of their inclusion in Phase 1. Our overall project budget today is within 2.59% of our original estimates. In order to move forward with this more efficient configuration of our project we are asking for an additional \$175,600 to be allocated to the project at this time to cover the additional work moving to Phase 1.

The included summarized budget for this project illustrates these changes.

We look forward to seeing you at the April 9th meeting and look forward to addressing your questions and sharing our excitement as the project moves forward.

With love and blessings,

The Building Committee of the
Unity of Santa Barbara Board of Trustees