



Special Meeting of the Voters

Sunday, July 26, 2020

Front Steps Replacement Project

- In May of 2016 we received a quote of approximately \$30,000 to remove the granite, reface the center planters with brick and replace the center steps with poured concrete.
- At the time there was no money in the budget to replace the steps.

- At the end of Reaching Up / Reaching Out we had approximately \$50,000 to invest in the new steps.
- We presented two possible replacement options at the Spring 2019 voter's meeting.



- In the fall of 2019 the steps were deteriorated to the point they had to be closed for safety reasons.
- Properties contacted the company that did the original quote in 2016 but they were too busy to even update the quote.
- We contacted a few other companies but none of them would give a quote without architectural drawings.

- We contacted an architect that said he would work on the drawings as he had time. After waiting for a month or more we determined he was too busy to do the drawings.
- Properties contacted Samuels Group, a design / build company in Wausau, in January, 2020 to have them provide us with a quote.

- Samuels Group provided us with two quotes based on the drawings and information we provided them.
- They would incorporate some of the existing granite into the new steps by inlaying it into the stair risers.
- They were concerned that there may not be sufficient support under the existing steps and planters.

- Option 1 replaces the steps similar to what we currently have with planters on either side.
- The steps on either side are replaced to match the center steps.
- New concrete is poured up to the public sidewalk.
- The cost of option 1 is \$185,802.



- Option 2 replaces the steps with large patio that will extend the width of the sanctuary.
- The patio will extend out to the public sidewalk.
- The center door will have a landing and two steps down to the patio.
- The cost of option 2 is \$231,024.



- As a board we decided that both of these options were well beyond what we have to spend on this project.
- We requested two additional quotes from Samuels Group.
- Quote 3 is for replacing only the center steps and planters.
- The total for quote 3 is 113,070.

- Quote 4 is for replacing the center steps without the planters.
- This quote also eliminates the concrete on each side of the center steps. The contractor would bring it close to grade and it would be the responsibility of the Properties committee to finish with grass, mulch or rock.
- The total for quote 4 is \$69,725.

- The properties committee determined at this point that we had to get at least one additional quote.
- Shortly after the church and school were closed down due to Covid-19.
- Since we had already committed to the roof, louver and steeple project and in person meetings were not allowed, we decided to put the steps on hold.

- On June 1st Dave met with Justin Plunkett of Keller Planners / Architects / Builders to get a second quote for the steps. At that time Justin was hoping to have the quotes back in two weeks.

- On Thursday, July 9th, the Properties Board met with Justin Plunkett from Keller to go over their bid.
- The product being bid is a precast concrete manufactured by Wausau Tile that can closely match the existing granite.

- Life expectancy of the product is 40 – 50 years.
- The product is available in a polished finish and acid washed which has better traction.
- Keller will supply Wausau Tile with a sample of the current granite so they can match it as close as possible.



- The quote to replace three sets of steps, including precast steps, replace the veneer on the planters and new railings is \$95,996.
- The quote to remove and replace the concrete up to the city sidewalk is \$6,489.
- If new footings are required under all three sets of steps add \$21,230.

- The total bid if all the footings must be replaced is \$123,715.
- Properties would like to add a 5% contingency, (\$6185), for anything extra that may come up, (i.e. additional concrete sections that should be replaced, new planter inserts, epoxy nosing on all stair treads).

- The total for this option if all the footings need to be replaced is \$129,900.
- The recommendation of the Properties Committee is to move forward with the Keller option.
- Total expense will be between 107,609 and 129,900 depending on the condition of the footings.

Current Funds Available

- Reaching Up and Reaching Out remaining funds: **\$21,400**
- Church Maint/Restoration Endowment DISTRIBUTIONS (2018-2020): **\$35,193**
- Unrestricted Endowment DISTRIBUTIONS (2018-2020): **\$14,303**

Current Funds Available

- Properties Building Restoration Fund:
\$8,649
- Remaining "Roof Loan": **\$28,492**
- Stewart Ave Steps Fund: **\$7,838**
- +Roughly **\$15,000** from General Savings
- **TOTAL AVAILABLE: \$130,875**