

Canopy and Entryway Project



Agenda for Presentation

1. History
2. Pictures
3. Estimate
4. So What's the Bottom Line?
5. Loan Possibilities
6. Proposed Motion from the Building Committee



History

1. We had a truck taller than 8 foot 0 inches unsuccessfully try to drive under the driveway canopy.
2. The insurance company offered us about \$17,000 to rebuild the canopy.
3. Brad Dahn, as Board of Church Properties director, had an engineer review the structure and concluded that replacement rather than rebuilding would end up safer.

History

4. Brad then tried to get competitive estimates from several general contractors.
5. The first proposal came in above \$80,000.
6. Two other contractors first indicated interest then decided not to bid the project.
7. A project team was put together to help Brad evaluate replacing the canopy.

History

8. While considering the canopy replacement, the building committee thought it would be an opportune time to consider a lobby expansion.
9. Brad was then given the name of Eric Haataja of HAATAJA CONSTRUCTION
10. Eric Haataja helped Brad work through the details of rebuilding the canopy and provided an estimate of \$49,000 which convinced the insurance company increase the insurance money.

History

11. Eric Haataja also then put Brad in touch with Eric Smith an architectural designer.
12. Eric Smith was hired by St Johns to draw up a set of plans so Eric Haataja could get competitive pricing from subcontractors.

Proposals included electrical work from Marchell Electric and Samuelson Laney Mechanical.

History

13. Eric Smith also made drawings so St Johns could make decisions on how to finish the bell tower with borders and crosses. (turned out great)
14. At this point the project team has decided that the price from HAATAJA CONSTRUCTION would work for a starting point for a decision from St Johns voters. Final design input from a structural engineer to size structural components for the canopy and addition will give adequate information to Eric Smith to make a working drawing set.

History

15. Mechanical and electrical drawings will be provided by those subcontractors.
16. The project team recommends that the Voters approve the construction of the entry addition at the same time as the canopy replacement is done to optimize coordination and cost.



Picture 1 Outside view of canopy and new entryway



Picture 2 Sliding door entrance



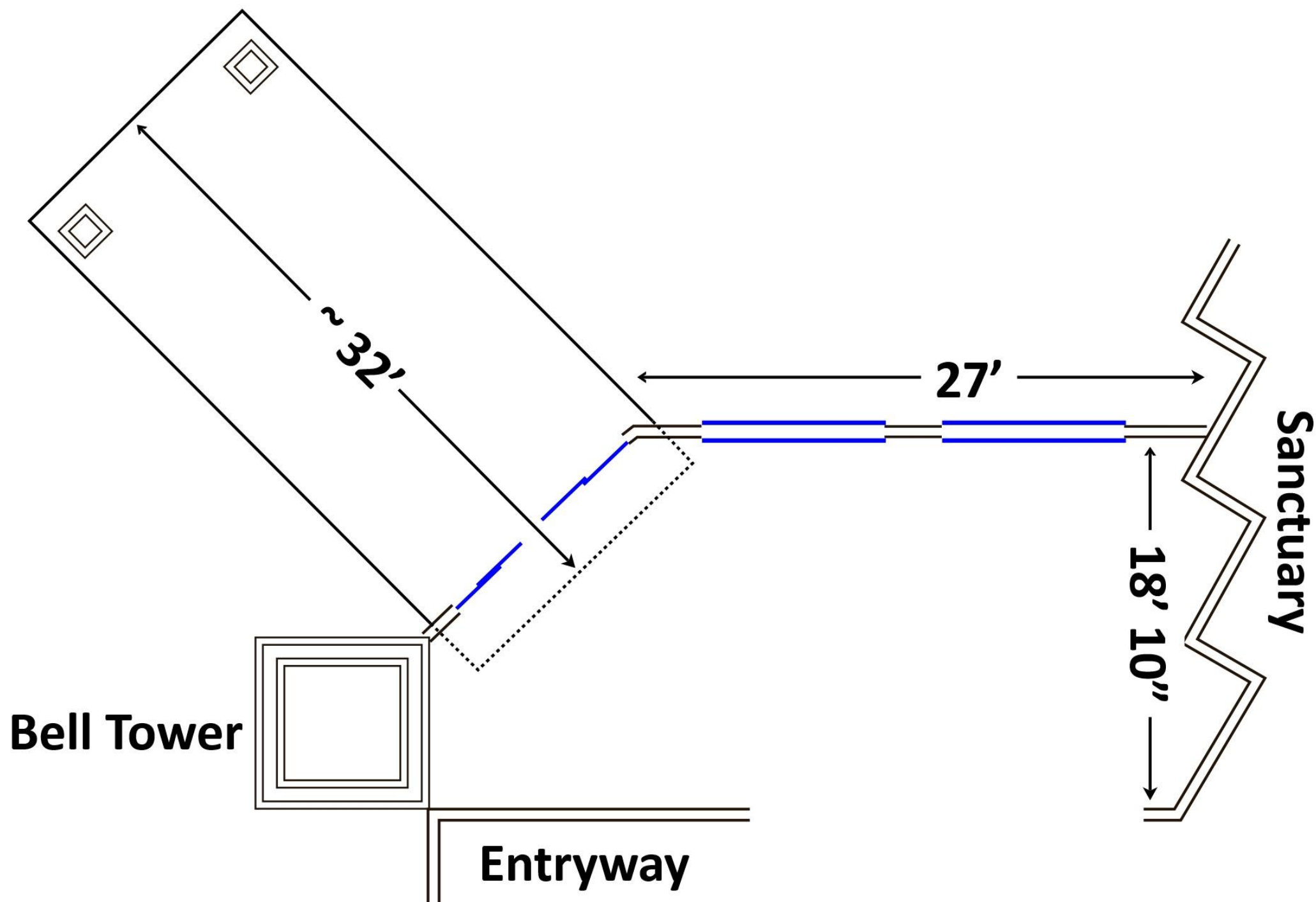
Picture 3 Inside view



Picture 4 Inside view from our existing lobby

A 3D architectural rendering showing an overhead and cut-away view of a building. The building has a large, open interior space with a dark brown floor. The walls are light brown, and the roof is also light brown. The building is surrounded by a green lawn and a grey paved area. In the foreground, there is a small white rectangular object on the floor. The text "Picture 5 Overhead/cut-away view" is overlaid on the image in a white box with a black border.

Picture 5 Overhead/cut-away view



Estimate

9/24/2020



PO BOX 315
MENAHA, MN 56464
218-564-5634 or cell 218-252-0178

Proposal Submitted to
Brad Dahn

MN Lic. #BC630765

Saint John's Entryway Addition and Canopy

page 1

- *We will remove the damaged Canopy
- *We will demo the Concrete sidewalk in front of your existing doorway
- *We will demo the large overhang that is in-front of your existing door
- *Asphalt Demo is included, as needed.

Exterior

- *Concrete Footings and Frost Walls and Floor are included
- *560 sq. feet of exterior concrete is included for below the Canopy
- *NOTE- The concrete estimate might need to be adjusted after we get the structural design back.
- *Structural Steel Columns and beams are included- 6 columns and beams to go in-between
- *Wood framed Walls are included for the Entryway addition

Estimates from Contractor continued

Breakdown of items

*Engineering Fees for structural design	\$1,800.00
*Electrical is included from Marchell's Electric-	\$3,470.00
*Mechanical is included from Samuelson Laney	\$23,730.00
*The sliding glass door and windows	\$17,100.00
*Green Valley Roofing & Roof insulation	\$17,382.06 New Ballast system
*Building Permit Fees included	\$2,200.00
*Girtz Excavating(not a firm number)	\$5,000.00
*DRH Concrete for footings frost wall flat work	\$13,675.00

NOTE- After the structural design is completed, we will have to review what we have included for framing and structural steel and concrete.

Our Bid Amount

\$165,630.63

CONTRACTOR



Date
9/24/2020

Payments shall be made monthly, based on the work that is completed
5% down is required, in order to lock in the project

Estimate from Marchell Electric

ESTIMATE
07/16/2020

FROM:
MARCHELL ELECTRIC INC.
13500 COUNTY 13
PARK RAPIDS MN 56470

TO:
ST. JOHN'S LUTHERAN CHURCH
803 1ST WEST
PARK RAPIDS MN 56470

AWNING WIRING

5 – RECESSED CANS REMOVED AND REINSTALLED

2 – FLOOD LIGHTS REMOVED AND REINSTALLED

PRICE INCLUDES STATE ELECTRICAL INSPECTION FEE

ALL OF THE ABOVE WORK TO BE DONE FOR THE SUM OF: (\$740.00)

NEW ADDITION WIRING

1 – HANDICAP DOOR WIRED (WIRING ONLY)

4 – OUTLETS WIRED

4 – LED DROPIN FIXTURES SUPPLIED AND WIRED

1 – SWITCH WIRED

1 – EMERGENCY/EXIT SIGN SUPPLIED AND WIRED

1 – PHOTOCELL MOVED

1 – MINI SPLIT MOVED

1 – NEW MINI WIRED


1 – CONTROL WIRING FOR FLOOR HEAT

1 – WIRING FOR CEILING BLOWER

PRICE INCLUDES STATE ELECTRICAL INSPECTION FEE

ALL OF THE ABOVE TO BE DONE FOR THE SUM OF: (\$2,730.00)

Estimate from Samuelson Laney

		<h2>PROPOSAL</h2>	
<p>1602 COMMERCE AVENUE SOUTH PARK RAPIDS, MN 56470 218-237-WARM (9276) 218-564-4708 218-237-9277 FAX SAMLAN@ARVIG.NET</p>			
TO Haataja Contracting Inc. P.O. Box 315 Menahga, MN 56464 Eric@haatajacontracting.com		PHONE 218-252-0178	DATE 9-18-20
		JOB NAME/LOCATION St. Johns Lutheran Church	
<p style="text-align: center;">Rain Leader</p> <p>Includes all parts and labor to install rain leader on roof.</p> <p>Price.....\$1,535.00</p>			
<p style="text-align: center;">Heat in New Addition</p> <p>2 – Honeywell aquastats 1 – Honeywell T6 thermostat 2 – Modine 00498ALLL310H00 hydronic wall unit heaters 1 – Modine 00858ALLL310H00 hydronic ceiling unit heater</p> <p>Includes all materials and labor to install and pipe new unit heaters into existing boiler system.</p> <p>Price.....\$16,032.00</p>			
<p style="text-align: center;">Cooling</p> <p>1 – Fujitsu AOU36RLXB outdoor condensing unit 1 – Fujitsu ASU36RLXB indoor evaporator head 1 – 3/8" x 5/8" refrigerant lineset 1 – Lineset cover 1 – Heat pump stand 1 – Equipment pad 1 – Wire from head to condenser</p> <p>Includes all materials and labor to install mini split for cooling.</p> <p>Price.....\$6,163.00</p>			

So What's the Bottom Line?

Bid from HAATAJA Contracting	\$165,630
Contingencies 10%	<u>\$16,563</u>
Total project	\$182,193
Money from insurance company	<u>—\$48,872</u>
LOAN Required w/10% contingency	\$133,321
Loan W/O contingency	\$116,758

Loan Possibilities (based on 4%)

LOAN	YEARS	PAYMENT	ANNUAL
\$133,321	10	\$1,349.81	\$16,197.72
\$133,321	20	\$807.90	\$9694.80
\$116,758	10	\$1,182.12	\$14,185.44
\$116,758	20	\$707.53	\$8490.36

Motion from special building committee on canopy replacement

The voters of St Johns approve the recommendation to use the money from the insurance company (approximately \$49,000) to replace the damaged (and now removed) canopy and provide additional funding (approximately \$133,000) to add a 19 x 36 addition to the entryway as shown on drawings provided by Eric Smith and in conjunction with proposal from HAATAJA Construction dated 9/24/2020. The exact financing for this project is to be coordinated by the PPC.