

Minutes of the Meeting of the Vestry
Church of the Redeemer, Bryn Mawr
Tuesday, September 18, 2018

Vestry Members Present: Carolyn Morris, Mackie Maclean, Caroline Manogue, Andrew Masterman, Phil Jodz, Scott Stephan, Jan Clarke, Carter Williams, Susan Adeniyi-Jones, Jay Brown, Elizabeth McLean, Andrea Cayley

Redeemer Staff Present: Peter Vanderveen, Jo Ann Jones, David Romanik

Others Present: Christopher Miller and Jim Douglas of John Milner Architects, Inc.

Recorder: David Romanik

The meeting was called to order at 7:00.

Christopher Miller and Jim Douglas offered an extended presentation on the Parish House project. They reminded the Vestry that the plans for the new Parish House have been under development for 10-12 years, and acknowledged the “many hands” that have been involved in the design development process. Christopher gave an overview of where the process currently stands:

- Design Development was completed in July, and the information was forwarded to
- W.S. Cumby, which created a design development budget that has since been value-engineered to a certain degree
- In the meantime, we are in a good place with the county and the township in terms of site approvals
- We are now prepared to obtain construction/bid documents, a process that should take approximately three months

Jim provided a review of the overall design, noting three primary themes:

- Promoting a sense of welcome
- Blending historic/contemporary spaces
- Improved hospitality capabilities

Jim gave a detailed overview of the proposed site plan, specifically noting the net increase in parking, the increased open space, the obviousness of the entryways, the easier wayfinding, and the fact that spaces in the Parish House are better aligned and connected. Members of the Vestry asked questions throughout Jim’s overview.

Christopher reviewed the schedule, noting first that the project has been approved by the historical commission, the zoning commission, the building and planning commission, and was going for consent before the Board of Commissioners this coming Thursday (9/20). Christopher reminded the Vestry that with their approval, the project can move into the construction document process, meaning that a request for bids can probably be made before Christmas.

Christopher then reviewed the budget. He reminded the Vestry that W.S. Cumby had made an initial cost estimate at the beginning of 2017. After the Design Development process, we worked with consultants to obtain a new estimate, which was close to \$10.5 million. After value engineering, we were able to get fairly close to the original number of \$9 million. Peter noted that the value engineering process was “painless” and did nothing to diminish the integrity of the building. Christopher offered several examples of value engineering.

Christopher concluded by indicating that this plan uses the site to its best advantage, and by recommending that the Vestry proceed with obtaining construction documents.

After a five minute break, Jo Ann offered a prayer.

Report of the Rector's Warden

Andrew noted that the primary decision before the Vestry this evening is the approval of an expenditure of approximately \$350,000 for construction documents, and not the entire project. He also commented about the attendance for Michael Stairs' funeral and expressed appreciation for the presence of the children who served as acolytes. Peter noted that he has heard from people every day remarking about how meaningful the experience was. Andrew referred to the funeral as an opportunity for evangelism.

Mackie asked for a motion for the Vestry to allocate \$342,000 to obtain construction documents. Elizabeth made the motion. Caroline seconded. Discussion followed.

Carolyn raised concerns about whether \$9 million would be sufficient to cover the costs of the building. Peter reiterated that the value engineering process was “painless,” because it mostly removed additives. Carter noted that the site work was not yet complete, and that issues could potentially emerge. He also expressed concern that the functional space in the new building seems smaller than what we currently have. Peter noted that the new building included an increase of 1700 square feet and reclaimed the space we currently have, much of which is unused or ill-used. He also noted that the township would require more parking if the building was any larger. It was further noted that the project currently includes a 10% contingency, meaning that the cost of the building is technically \$8 million. Susan raised a concern that we will be locked into the current design when we request construction documents. Carter noted that this step is more than just \$350,000. Peter noted that walking away from these plans, which have been approved broadly, would incur substantial costs. Carolyn noted that any delay in requesting construction documents could also incur additional costs. It was noted that Carter Young is our owner's representative. Carter suggested that we approve the expense for construction documents, but ask Carter Young to find an additional \$500,000 in contingencies. Susan expressed appreciation for the due diligence associated with the project. Phil asked if the local authorities can make changes to our plans. Peter noted that since the plan makes changes to less than an acre of land, the county is not involved. He further reminded the Vestry that no neighbors have raised objections to the plan, and that the township had indicated that Redeemer had gone “beyond the call of duty” for neighbor notification. Moreover, Redeemer's plans had been fast-tracked, and we've received an official waiver that our construction documents won't need to be approved.

The Vestry unanimously approved the motion.

Andrew moved that the Vestry instruct Milner Architects to identify an additional \$500,000 in contingency. Carter seconded. The motion was unanimously approved without further discussion.

Peter noted that it was almost 9:30 and asked if the vestry wanted to conclude the meeting at a later date. Carter suggested that we dispense with the rest of the meeting and wait until the next regularly scheduled meeting on October 9. Mackie noted that there are some financial concerns that need to be addressed at that meeting, namely regarding a number of people who have pledged in previous years who have not submitted a 2018 pledge. Peter noted that he is planning to send letters to around 50 parishioners who are active, but for whatever reason have not pledged.

David offered a concluding prayer.

The meeting was adjourned at 9:40.