

Delphi United Methodist Church

More than just...Bricks and Sticks

Ad Council, Trustee's, Finance Meeting
March 2nd, 2009

“Prayerfully Planned...Joyfully Executed”



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- The Process
 - Developed Request for Qualification Questions (RFQ)
 - Utilized Jack Scott in the Process
 - Requirement for the \$50,000 grant from the Indiana Conference

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- RFQ Questions:
 1. Describe the size of your firm. Do you have the capacity for our project on your schedule?
 2. Does your firm use a design-bid-build approach or a design-build or some hybrid? Why?
 3. Describe how the church (thru the building Committee) is involved in the planning and design process, for both the master site planning process and building process. What are the requirements of the church during these phases?

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4. How do you approach design changes if the desires of the church exceed the building funds available? How do you help the church be realistic in its approach?
5. Describe the most recent three projects you have done including size of project, builder, oversight approach used, contact person for the owner.

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6. Describe how your firm does pricing for a project like ours, including master plan, and building design. Are there any up-front costs required from us by your firm? Also, how do you bill for reimbursable expenses?
7. Who is your Professional Liability Insurance Carrier? Are there current or previous legal problems for your firm?
8. What are the two or three most important reasons why our church should select your firm?

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- 9 RFQ's were received:
 - Scholer Corporation
 - KJG Architecture
 - Akers & Associates
 - The Troyer Group
 - Dimensions, Inc
 - T&W Church Solutions
 - Aspen Group
 - CTG Associates
 - Woollen, Mozan and Partners

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- The review Process
 - 2 Weeks to Review RFQ's
 - Met in December to discuss firms
 - Narrowed the list down to 5 firms
 - Scholer Corporation
 - Aspen Group
 - T & W Church Solutions
 - KJG Architecture
 - Dimensions, Inc

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We felt that all five could give us an outstanding building. The question that remained was which firm could help us create the right environment beyond the building?

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- The interviews
 - Questions specific to each firm base on their RFQ's
 - Interviews took place on the 20th, 21st, and 22nd of January
 - Three firms stood out
 - Dimensions, Inc
 - KJG Architecture
 - T & W Church Solutions

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- The Design-Bid-Build Process
 - One point of contact throughout the process
 - Open book
 - Competitive bidding

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- Third round of questions:
 - Discussed in more detail the cost (very similar)
 - Who would be involved (People behind the scene)
 - T & W is more of a General Contractor surrounded by outside firms
 - Would T & W be open to using a different Architecture firm (KJG) instead of Byrum Architects

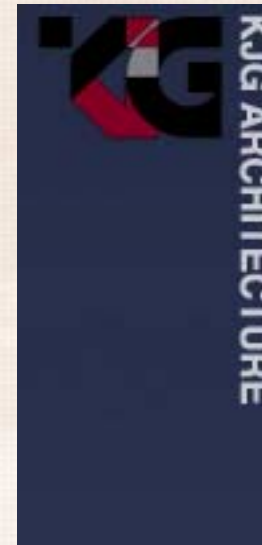
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- The outcome:
 - The committee has chosen T & W Church Solutions and KJG Architecture

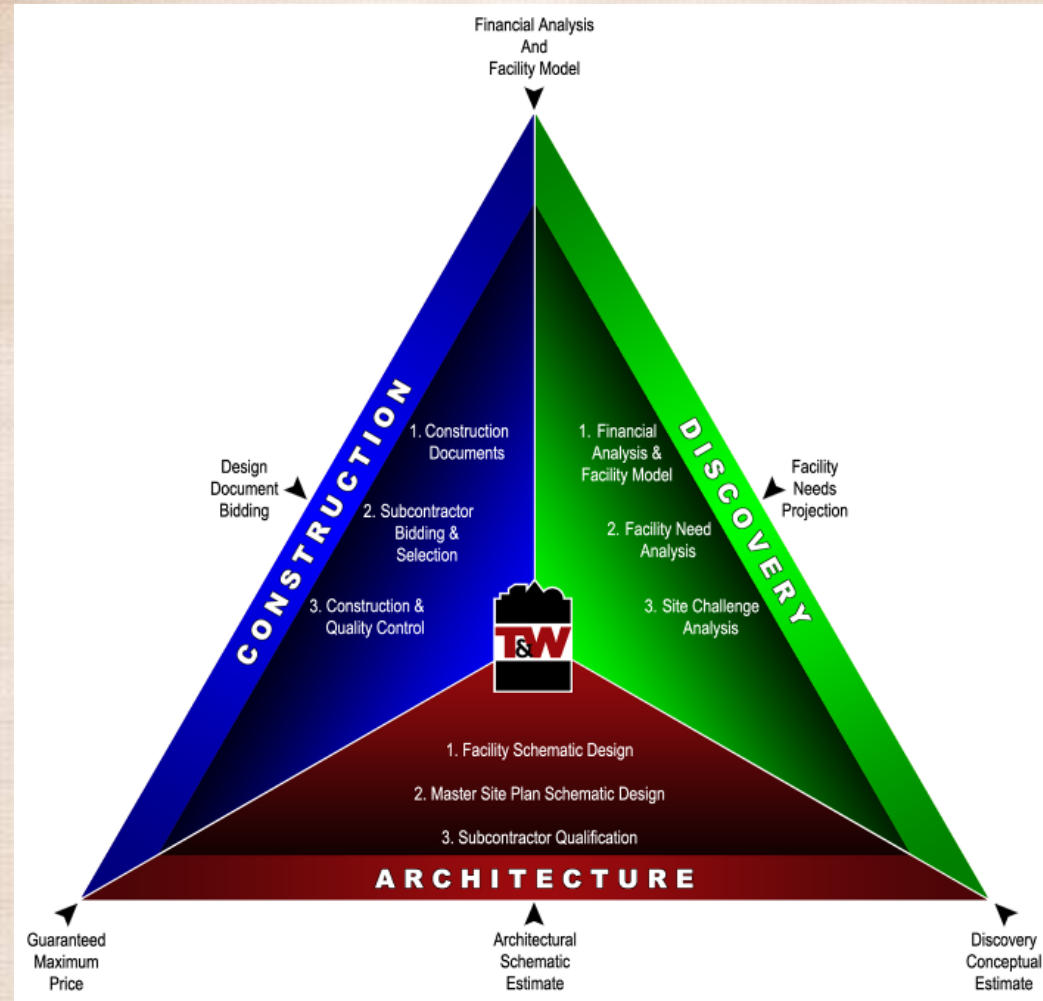


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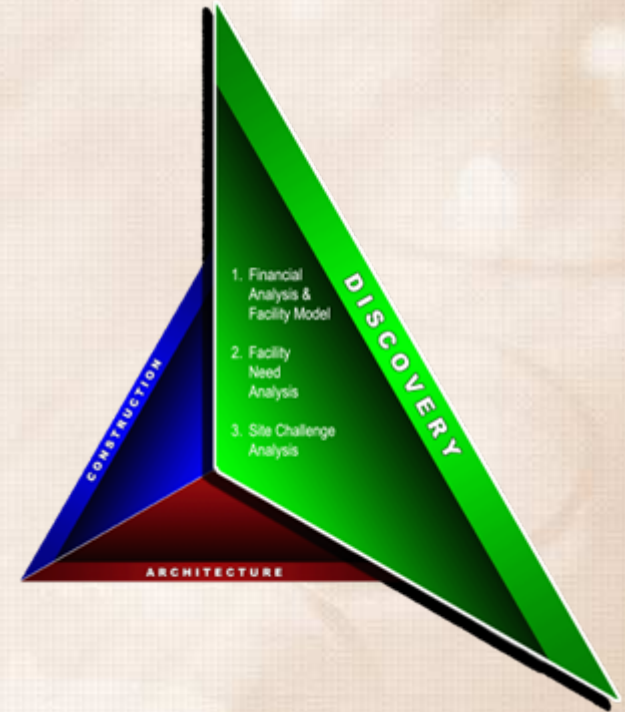
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- **Financial Analysis & Facility Model**
 - Church Health Assessment
 - Financial Capability and Facility Needs
 - Financing and Fundraising Assistance
- **Facility Needs Analysis**
 - Ministry Vision/Mission Alignment
 - Ministry Team Input
 - Demographic Alignment
- **Site Challenge Analysis**
 - Site Boundary Survey
 - Topographic Survey



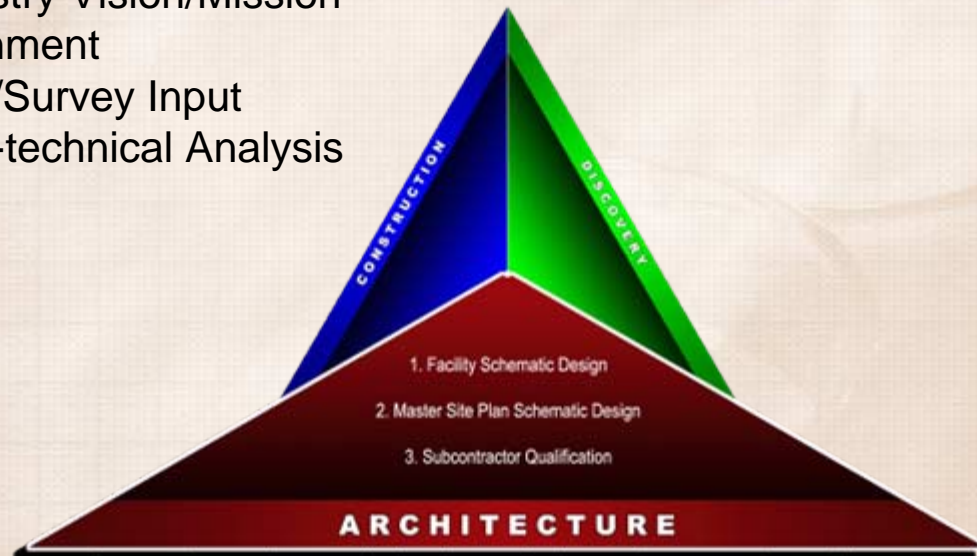
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- **Facility Schematic Design**
 - Acoustical Analysis
 - Audio/Visual/Lighting Analysis
 - MEP Analysis
- **Master Site Plan Schematic Design**
 - Ministry Vision/Mission Alignment
 - Civil/Survey Input
 - Geo-technical Analysis
- **Subcontractor Qualification and bidding**
 - Open Book Bidding & Estimating
 - GMP with 100% of all saving given back



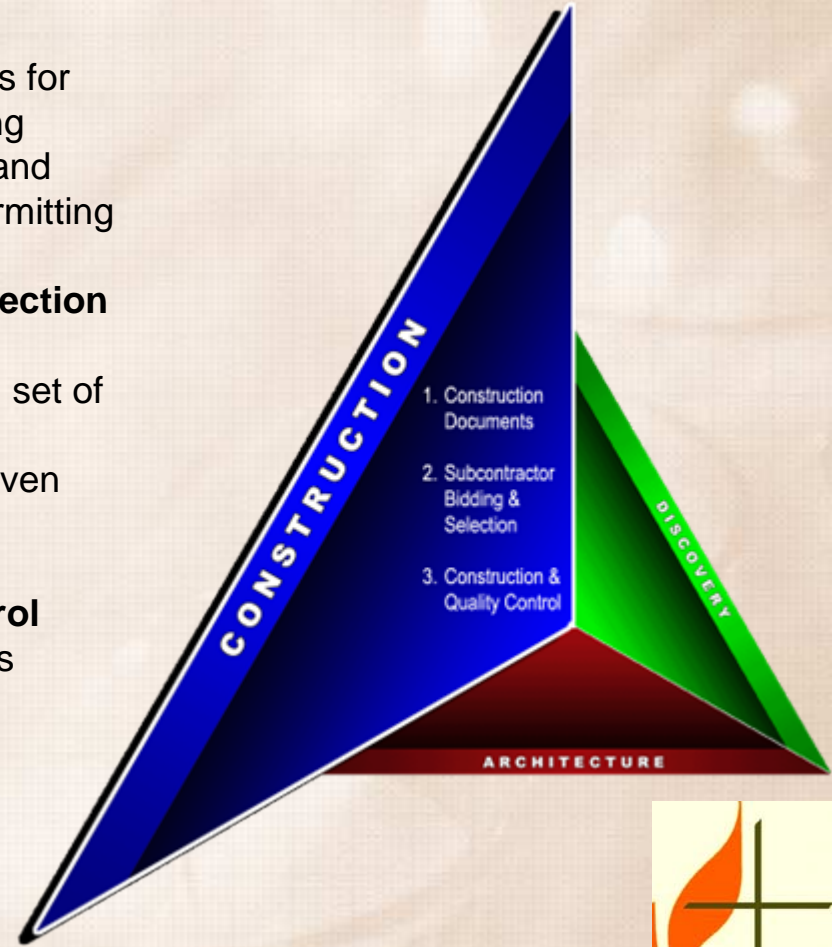
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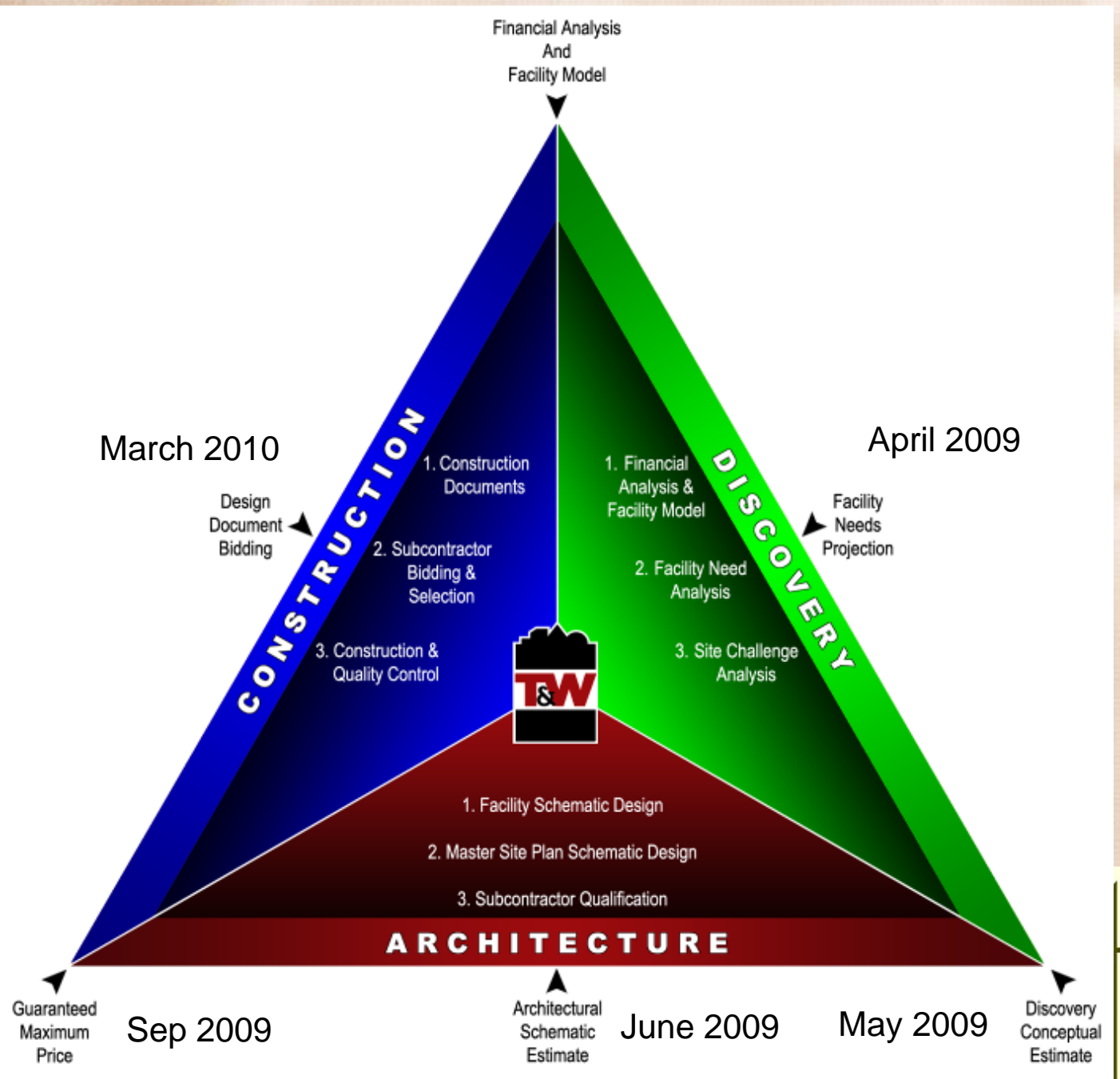
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- **Construction Documents**
 - Completion of GMP Plans for State and Local Permitting
 - Completion of Drainage and Utility Plans for Local Permitting
- **Subcontractor Bidding & Selection**
 - Open Book Bidding and Subcontracting with a full set of plans
 - All (100%) savings are given back to the Church
- **Construction & Quality Control**
 - Bi-weekly owner progress meetings
 - Daily quality control and safety checks
 - Two year warranty on building



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- Discovery and Architecture Cost

- April 2009

- \$2,500

- May 2009

- \$7,500

- June 2009

- \$12,500

- July 2009

- \$12,500

- August 2009

- \$5,000

- September 2009

- \$5,500

Total \$45,500

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- Construction Fees
 - Design and Construction
 - KJG – 4%
 - T&W – 7.5%
 - Site design, excavation, utilities, parking lots, lot lighting, and exterior concrete walks
 - T&W – 7.5%

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What's Next? Questions?

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