

**Proposed Resolutions for Big House and Master Plan Phase 1
Joint Meeting of the Trustees, Finance and Council
February 19, 2019**

Approved
Unanimously
by Trustees,
Finance &
Council

Big House Renovation Project

BE IT RESOLVED that Christ UMC authorizes

1. a Project Budget of \$955,475 to complete the Big House Renovation with a targeted completion of August 30, 2019, per the approved scope:
 - a. Architectural finishes upgrade for Big House and Narthex/Corridor
 - b. HVAC system and upgrades for Big House
 - c. Lighting fixtures upgrades for Big House and Narthex/Corridor
 - d. AVL for projection, sound system, theater lighting & simplified controls
 - e. FF&E for Narthex, Corridor & Big House
2. the FPT to execute the Project and necessary contracts to deliver the approved scope, to include:
 - a. Detailed design and Construction Administration by GFF
 - b. Construction by JaCody Construction
 - c. AVL by a vendor TBD, likely Custom Sound Design
 - d. FF&E by a vendor TBD
 - e. Other minor vendors and subcontractors as may arise...
 - i. TEAM Solutions EMCS System
 - ii. Inspection for ADA conformance

with the forms of contracts with the Architect, General Contractor and Major Vendors to be approved by the Trustees.

Master Plan Phase 1

WHEREAS Christ UMC has previously authorized the development of a Schematic Design for Master Plan Phase 1 so that information could be used to market the design to the congregation and develop preliminary cost estimates by a General Contractor or third-party cost estimator,

BE IT RESOLVED that Christ UMC authorizes

1. the FPT to engage a General Contractor for Pre-Construction services to develop a Cost Estimate and Schedule based on the Schematic Design prepared and submitted by GFF on February 15, 2019, such services Not To Exceed \$25,000, and
2. the Director of Operations to engage a Capital Campaign Consultant for front-end services [ahead of a decision to conduct a capital campaign for any specific building program] to assist with marketing the proposed plan to the congregation ahead of a recommendation to Council, Board of Stewards and Church Conference that will be required for full approval to proceed, such services Not To Exceed \$25,500,

with the forms of contracts with the General Contractor and Capital Campaign Consultant to be approved by the Trustees.