

Special Congregational Meeting

May 23, 2018

For the purpose related to the flat roof of the church.

Kristy Larson called the meeting to order.

Motion: The Congregation Council and the Property Team of Grace Lutheran recommends a congregational meeting to consider entering into a contract to repair the flat roof of the church. Their recommendation, of the four bids submitted is to go with Greener World Solutions spray foam reroof bid at \$54,705. Seconded.

Discussion:

Keith Sandborg addressed the needs for repairing the roof.

- If pushed to a later date, more costs will be incurred. Four companies were reached out. We first checked costs of a roof similar to the one we now have. An option was added for a TPO roof was also called for – the white rubber roof.
- See handout for bid amounts.
- The Greener World Solutions roofing system has been done with the Historical Society and several businesses in town. It comes with a 20-year warranty. The roof adds r-value and gains of white colors helps with energy. It is a walkable roof. The Property Committee was on board with this roof. Repairs are fairly simple in case of hail or tree damage. Gas lines will need to be removed, Air conditioning units will need to be removed.

Video was shown on the roof.

Ballots were handed out to vote.

Kristy Larson addressed plans for paying for the roof and breakdown of the costs.

Bids from Greener World Solutions	\$54,705
Remove and replace small ac units	\$500
Electrical lines	\$750
Gas lines	\$2,000
Permit for work	\$923
Contingency at 10% of bid	\$5470
Total estimated need	\$64,348

Questions:

- What is meant by the flat roof? Response provided.
- Was any thought given to the pitch of the roof? Response - potential costs would have been higher. And there aren't a lot of issues with leaks. The flat roof is sufficient.

- Have other building owners been talked to about thoughts or concerns. Response – yes, a few were spoken to. References and pictures were provided.
- What's the option of doing nothing? Response – it's going to get work and cost more later. Metal deck can rust out.
- Is the Greener World Solution bid out of Waseca? Response – yes, south of town.
- Did you tell them the rest of our infrastructure is fine? Response – yes, while they checked the roof they felt the surrounding roof was in good shape. Reviewed years of service and replacement time.
- What is contingency of 10%. Response – Contingency in case further problems could be found – a bit of a cushion planned ahead.
- When they're doing it how much down time will the church give up – is business as usual. Response – they'll do certain sections at a time and no day to day downtime will be needed.
- That contingency, will any unexpected expense be our responsibility. Response – outside of their bid and if soft spots occur.
- What kind of contract will you sign? Response – standard contract based on bid.
- The electrical would have to be done no matter what roof we put on.
- Where is the money coming from? Response – review of amounts. \$34,500 from Capital improvement fund, \$1200 from congregational gift. \$500 from Grace Women. Balance from earnings of endowment. Amount \$28,148 is the ask of the congregation and that includes the contingency.
- Greener World Solutions is getting scheduled for the summer.

Motion carries.

Kristy thanked groups involved.

Motion to adjourn/Seconded/Approved