

St. Benedict Catholic Church

Parish Building Committee

Minutes

June 19, 2008

In attendance: Harriet Bauer, David Dalton, Julie Dalton, Joe Gustofson, Doug Ingalls, Pam Ingalls, Jeff Klimek, Fred Murillo, Mary Preston, Deacon Lynn Sherman, Greg Tencer.

Opening Prayer: Led by Deacon Lynn at 7:05 pm.

Minutes: No motion was made regarding the minutes from previous meetings.

Guests to be heard: Representatives from Art C. Klein Construction, Inc. were invited to this meeting to discuss what is involved in a building project. Art Klein, CEO; Rick Cihak, Vice President; Tom Clemans, Project Manager/Estimator; and Bruce Barr, Architect attended.

Old Business: No old business was discussed.

New Business: The committee members introduced themselves and stated what type of job history and experience they have brought to the Building Committee. The representatives from Art C. Klein Construction then introduced themselves and Art Klein gave the committee a brief history of his company and provided a handout specific to St. Benedict.

Bruce Barr discussed the unique working arrangement with Klein in that he is their Architect but also operates as an independent Architect taking jobs that do not involve Klein Construction and they take jobs where he is not involved as the Architect. Bruce talked about Klein's "Design, Build" system and the advantages of having everyone connected and therefore having to deal with only one contact point. He stated that they hire out for engineering such as structural, mechanical, geo thermal, etc.

Tom Clemans discussed how Klein Construction can provide a lot of the work directly which gives them good time and cost control and pass any savings on to the Owners. He stated that when Klein bids for Sub contractors they pick several candidates specific to the type of project on which they will be working, but will also consider the Owners input on qualified candidates they also wish considered.

Rick Cihak quickly went through a power point presentation which showed their approach. It covered the categories of Organize, Discover, Design, Construction

Options, Project Team, Responsibilities, Architect and General Contractor Process and Approach.

Tom Clemans went over the information in the handout and discussed how they had used the Phase One and Optional Space Plan information to determine a possible square footage figure for our project. The meeting then turned to a question and answer session which included topics such as: Alternative building materials; Steel buildings; Sips (Structural Insulated Panel Systems); ICF (Insulated Concrete Forms); Property terrain and best use of; Working with more than one Owner; Santa Fe style; Liability Insurance issues; and Bonding.

The meeting concluded after the committee discussed the pros and cons of using a team like Klein vs. Individual entities; the advantages of a negotiated contract; and the RFP's, bidding, selection and reference process; and contracts. After discussing whether we needed to invite any other company to brief us, it was agreed that the committee felt we had obtained enough information to move on to the RFP and election process. Deacon Lynn will be in contact with the Diocese next week to get information and answers to specific questions. Pam Ingalls is to email the Building Committee members and ask for their input on any other information needed or questions that should be asked by Deacon Lynn at that time.

Meeting dates were set:

The next meeting for the Building Committee was set for Thursday, July 17, 2008 at 7:00 pm at the Parish house. An email reminder will be sent out a few days ahead of that meeting date.

Closing Prayer: Led by Deacon Lynn at 10:45 pm.