

Mary Queen of Peace Parish Life Center Project Update

Meeting Recap & Next Steps

Attendees: Kyle Wareing, Kinghorn, Jeff Nadeau, Carol Lutgen, Anne Smith (Recorder)

1. The city consent decree on **final plat for tax exempt status** is **completed**. Once the check is received for the filing fee, the City will notify Hennepin County to be recorded.
 - Additional escrow fees have been waived
 - Needs to be completed and recorded no later than June 1 (property tax implications)

Next Steps: Carol will issue a check for the \$1,200 filing fee to the city. Will be ready by May 12. --
Completed

2. Revised layout for preschool and office layout

- Not addressed at this meeting

3. Kitchen plan recommendation

- To reduce costs for future kitchen (once money is available), waste line and water will be installed during 1 phase of construction
- The sprinkler system installed will provide enough capacity for future kitchen

4. Builders risk will be in place at start of construction on May 14.

5. Update on Centurylink/Comcast, and date for Excel pole removal.

- Kyle has received assurance from Century Link that the design is complete and on schedule
- Comcast is aware of the schedule – there is limited number of underground lines that will need to be addressed
- Excel Energy has requested that all of the soil stabilization and curb staking be completed before the poles are removed.

Next Steps: - Kyle will continue to work with the Utility Companies to ensure timeline is met.

6. Start Date, and General Schedule through job completion.

- Scheduled to start May 14 (assuming frost is out; weather is not a concern).
- Until school is out for the summer; project work will be focused on the west and north side of the church including:
 - Soil stabilization, storm water piping, water line for fire hydrant
 - Pond will stay the same as it is now (requirement for drainage)
 - Pond needed to pretreat water before it drains to the watershed and provides a “shock absorber” for large rain events
- The area between the church and “Pond Parkway” (the new road between the church and rectory) will remain green space for the near future. Kinghorn will ensure grading to the curb.
- Kyle suggested adding speed bumps to Pond Parkway to cut down on the number of people who may want to use that road to get to Memorial Drive

Next Steps: - Kyle will a Project Timeline by Thursday, May 10.

- Kyle will work with city on the closure of Church Street
- Kyle will ensure “NO OUTLET” signs are installed on Church Street.
- Kyle will have revised layouts by Monday or Tuesday next week.
- Jeff will then get Building Committee together to review
- Kyle will provide Jeff with full extra set of plans for the meeting
- Kyle will have Job Superintendent on site mid-May (at least part time)

NOTE: If the current parking area near the modular building/red barn gets paved, a drainage pond or other drainage considerations will have to be made. Will not be addressed as part of this project.

7. Cost Impacts, positive and negative.
 - a. Electrical – no significant changes
 - b. Mechanical – no significant changes
 - c. Structural Steel - \$20 - \$25K potential – tariff related

8. MQP Events – for construction planning purposes will need to advise Kinghorn of events taking place at the St. Martin Campus:
 - June 4 6:00p.m. MQP School Year End Picnic
 - June 6 Last Day of School
 - June 21-24 Rockin' Rogers Days – space may be minimized near the church; but the area near the modular building will be available for buses, etc. as in past years. Future years tbd.
 - September 4 First Day of School
 - September 23 – Fall Festival

9. Kinghorn will install a camera in the bell tower to record the construction process! Will have the ability to post on Website, Facebook, etc.

Next Meeting: Thursday, May 10th