

Building Renovation Committee Meeting Minutes

August 18, 2022

Present: Cathy Johnson, Craig Martin, Jon Meredith, Matt Mitchell, Terry Nordheim, Gail Seaver

Discussion points:

1. We reviewed the request for bid on roofing sent out by Scott Mower. As of August 18th, two contractors (Lakes Area Roofing & North Tech Construction) have responded that they will bid the roof. Peterson Brothers Roofing has not responded yet and have been called twice but has not been reached. Scott will call Peterson Brothers again. Scott will send out a fourth bid request to contractor Raelyn Builders & Roofing, asking them to provide a bid. Jon will try to make time to meet with a roofing contractor next week if we get contacted.
2. We reviewed the HVAC estimates that we received from Aerotek and Cool Air Mechanical. We compared the costs from both contractors and Cool Air Mechanical estimate was \$164,000 higher than Aerotek, plus Cool Air did not provide a bid for 5 items because they did not know how to bid them without spending some engineering time to figure it out. The committee unanimously voted to choose Aerotek as our HVAC contractor for the building renovation. The committee recommended that we get references from some of Aerotek's other customers to see how pleased they are with their work. Gail will call Aerotek and get a list of customers (churches) that they have done work for. There was considerable discussion on using residential equipment in place of commercial equipment. The residential equipment does not have as good a warranty as commercial equipment when it is put into a commercial setting. Does that mean in the long term it will be less cost effective. One reason that Aerotek is proposing using residential equipment in some cases is because the wait-time for commercial equipment could be up to a year. We think additional questions need to be asked about use of the residential equipment.
3. We discussed whether the forced-air furnace, the A/C, and the make-up air unit that heats and cools the sanctuary should be repaired in 2022 or replaced with the new option from Aerotek to change it to two residential furnaces, two residential A/C's, and two commercial HRV's for makeup air. After looking at the cost and funding available from the Pearl Nelson Bequest we think it should be replaced in 2022. Likewise, we think the nursery furnace and A/C should be replaced in 2022 because it ties into the Air Exchanger and dehumidifier that will be installed in the basement.
4. We briefly discussed a metal roof for the sanctuary. People agreed that a metal roof is not a good option for Trinity's steep roof.
5. We discussed whether going from 15 tons of cooling in the fellowship hall and adjacent hallway to 10 tons of cooling would be sufficient to cool the space during times of peak occupancy. This can be discussed with Aerotek when we go over final details with them. Also, there is a concern that putting the two A/C condenser units in the courtyard could make that space too noisy for conversation. We need to check with Aerotek on an alternate solution if possible.
6. Buff Grace from MN Interfaith Power and Light will do a Zoom meeting on the Apadana Solar solution for Trinity for people who did not see the presentation back in June. The time and link for the meeting is below, **please try to make this meeting if you did not previously attend.**

Gail Seaver

Next Meeting: September 8th, 6:30 pm, Zoom meeting with Buff Grace of MN Interfaith Power and Light. Here is the link: <https://us02web.zoom.us/j/88094413593>