

Facilities Fund Sub-Committee Minutes

Via Zoom (Weather)

4:30 pm - March 16, 2026

Attending: Steve Frei (Chair), Rick Blum, Jeff Boardman, Josh Enslin, Mike Harper, Brent Marshall, Spencer Johnson

Meeting Started at 4:31pm

1. Steve started the meeting with an opening prayer.
2. Approve or modify meetings notes from February 16th.
 - a. Steve motioned to approve meeting minutes. Spencer seconded. Discussion: Steve shared that Hooper has a staffing change with their project manager for the controls. Additionally, Steve has coordinated with Hooper to have a summer Intern digitize the ~615 large plan documents held upstairs at the Madison Campus. Scanning is scheduled to be completed over the summer, at no cost to GSLC! Thank You!
 - b. Minutes approved unanimously.
3. Recap Congregational March 8th Meeting
 - a. Comments
 - a. The meeting went well. Josh mentioned some good questions came up.
 - b. The organ was a topic of discussion and definitely a priority per Steve.
 - b. Approval Process Review
 - a. Items over \$50K need approval from the Church Board per the facilities fund disbursements policy.
 - i. Above 3% (~\$67K) of budget needs congregational approval.
 1. Mike referenced the Constitution.
 - b. Planned items: ie - Parking lots, roofs, etc.
 - c. Emergency approvals: ie- Furnaces – no time for re-approval from Board, do it after?)
 - d. skylight, elevator, etc approved by Board & scheduled to come out of the facilities fund.
4. Jeff summarize call with Hooper about proposal questions. (Jeff)
 - a. 10% overall contingency should cover everything.
 - b. Warranty: 2 years from date shipped from the factory. Upgrade to 5 years if the product is registered via the cloud.
 - c. May need to run a 120V line? Steve thinks 24V approach makes sense. Brent mentioned that is very common.
 - d. Potential savings of 10-20% in heating costs.
5. Focus on Energy status for controls? (Jeff)
 - a. Steve reached out to Focus on Energy. A few questions came back:
 - i. What items would be operating more efficiently and where the energy savings would take place. Jeff will check with Hooper on this.
 - ii. Steve was encouraged by dialogue with Focus on Energy and doesn't think we have had an energy audit completed at GSLC before.
 1. Hope to have more detail by April 6th.

6. Discuss 50% Fund Usage in any FY

a. Available	\$314K
b. Less for Controls	\$123K. (Focus on Energy?)
c. Less for Skylight	\$ 12K
d. Less for 3 Furnaces	\$ 29K
e. Less for Elevator	\$. 2K. (Facility Fund??)
f. Less for MSN HVAC in 26/27	\$ 85K
g. <u>Less for Ver HVAC</u>	<u>\$ 20K</u>
h. Balance	\$43K

7. Consider which options we will pursue in FY2026/27.

- a. Reference Jeff's List.
- b. Madison Parking Lot
 - i. Look at repairing a smaller portion of Phase 2 up by the church entrance at Madison.
 1. Steve to update proposal from Poblocki & solicit a price from Payne & Dolan. Spencer to provide a contact for P&D.
 - ii. Concerns raised about the sidewalk condition adjacent to the food pantry.
 - iii. Security questions mentioned, including potential safety Ballards by the entrance.
- c. Little Blessings playground surface materials. Jeff to get prices from Play n Wisconsin and other vendors for removing pea gravel and replacing with upgraded materials.
- d. Get a price for landscaping in between the sidewalk & building adjacent to entrance at Madison. To potentially be completed in conjunction with asphalt paving repairs or at least have an awareness of the costs for future planning.
- e. Try & have bids back by April 6th.
- f. Walk-In cooler may not necessarily be funded by the facilities fund.
- g. Rick mentioned signage improvements were brought up, particularly on the wall facing Raymond Rd.

8. Discuss communication with Facilities Committee.

- a. Mike has no concerns at this time.

9. Set up next meeting date

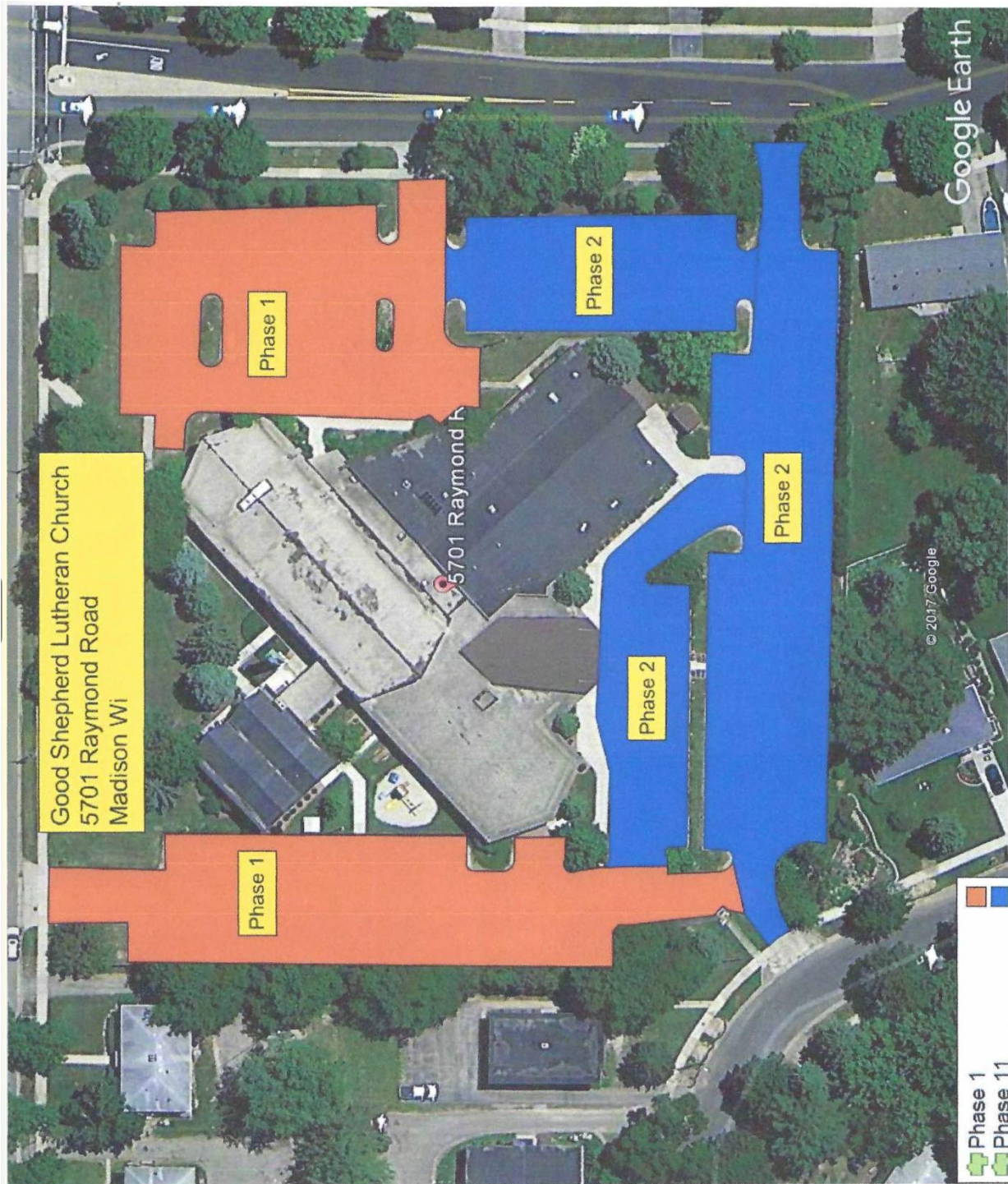
- a. April 6th, 2026, 4:30pm, Madison.

10. Other discussion items

- a. Organ repairs ~\$30K. Steve shared that with worship & music committee.
- b. Discussed timeline for reviewing and approving recommended facility improvements. Have recommendations ready for the April Board Meeting. General timeline:
 - i. Facilities Fund Sub-Committee (April 6th) > Facilities Committee (April 7th) > Recommendation for April Board Meeting April 21st.
- c. Hoping to have a decision of a possible campaign by April 2026 Board Meeting. It was acknowledged that without a fundraising campaign, it would be challenging to address both the parking lots and other planned facilities improvements over the next 4 to 5 years, including future roof repairs.

11. Finish with Lord's Prayer

12. Meeting concluded at 5:25pm





PROPOSAL C24025 P14

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New Berlin, WI 53151

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MILWAUKEE
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RACINE
(262) 633-1105
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WI Building Contractor Registration #: 1106248

Name: Steve Frei
Company: Good Shepherd Lutheran Church

Phone:
Fax Number:
E-mail: Sgfrei@gmail.com
Job Name: Good Shepherd Lutheran Church
Job Location: 5701 Raymond Road, Madison
Job Phone:

Date: November 13, 2024

Address: 5701 Raymond Road
City: Madison, WI 53711

Cell: (608) 209-1739

We hereby submit specifications and estimates for:

Phase #1:

Bid is based on approximately 35,190 square feet of asphalt paving.

Mill to allow for 3 1/2" of new asphalt paving and dispose of the millings.

Supply up 200 ton of 3/4" crushed aggregate to secure the base.

Finish grade and compact base stone.

Clean the existing pavement thoroughly and apply an emulsified tack coat.

Construct a 2-course 3 1/2" compacted thickness hot mix asphalt pavement consisting of 2" 19mm binder course material and 1 1/2" 9.5mm surface course material.

Layout and restripe the new asphalt pavement.

\$116,797.00

Phase #2:

Bid is based on approximately 35,342 square feet of asphalt paving.

Mill to allow for 3 1/2" of new asphalt and dispose of the millings.

Supply up to 200 ton of 3/4" crushed aggregate to secure the base.

Finish grade and compact base stone.

Construct a 2-course 3 1/2" compacted thickness hot mix asphalt pavement consisting of 2" 19mm binder course material and 1 1/2" 9.5mm surface course material.

\$117,121.00

Undercutting: Areas identified by Poblocki Paving Corp. and owner as having unstable sub-base will be excavated to a depth of 8" and backfilled with 8" of 1 1/4" crushed aggregate at a rate of \$64.80.

Good Shepherd Lutheran Church
11/13/2024

Robert Opie - ropie@poblockipaving.com

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