

October 8, 2023

Building Update: Q&A's theMountMKE.com

Youth Center Building Project Q&A's October 2023

Preface

Thank you to everyone who submitted a question, attended the building workshop, has volunteered their time or resources, supported this project financially, contributed to the vision, and/or has been interested in the overall success of this ministry expansion project.

As of September 2023, we are still moving forward with the project but not on the timeline we have desired. We are still waiting for final permitting from the city of Milwaukee which could potentially push excavation (aka groundbreaking) to March of 2024. In the meantime, we are creating our infrastructure. This includes the shipping container office/workshop on the northwest end of the parking lot, the storage container (near the basketball hoops), a system for task communication for volunteers and hired workers, gathering equipment and tools, development of safety systems and liability waivers, and drumming up excitement with our geographical and ideological neighbors.

Regarding our building process, many questions have been raised either individually or at gatherings (voters meeting and building workshop). This document is being written to answer the most pertinent questions to the best of our ability.

Safety and Liability

How can we be sure our hired workers or volunteers are being kept safe on the job?

Our site manager Matt Felton has developed a safety manual in conjunction with a workshop leader from Wauwatosa East High School. This is useful especially for people who are not used to working with tools or being on a job site. Adherence to the manual is key and alert oversight is an absolute must. This is one of Matt's primary functions.

What about minors?

If a minor is working with us (e.g. Kingdom Prep boys), there will be a mentor assigned to them. This mentor will be responsible for teaching them how to use tools safely and making sure they aren't putting themselves in harm's way. We will not be assigning high risk jobs to minors but will give them jobs appropriate for their age while also allowing them to learn by watching.

Is there a liability waiver for volunteers so we can avoid potential civil liability?

Yes, there is a waiver document also developed by Matt Felton with the help of Fred Lautz esq. The waiver is NOT an excuse to be unsafe, but it is a protection against lawsuits should any injuries arise.

Our Mission

We are a community for the community.

We are here to share God's Word to connect people to Christ and to our caring Christian community.

What about hired workers? Isn't this a liability?

Currently our hired workers include Matt Felton (site manager), Josh Komars (foreman), Orion Bell, and Jaylin Madison. This team is likely to expand but not balloon. Workers hired by Mt. Lebanon are covered by our Workers Compensation policy in the same way any of our other hired workers are but at different rates. We recently did an audit with our workers comp insurance provider to make sure we have acceptable coverage levels for the work being performed. People are correct in assuming that this adds potential liability for Mt. Lebanon if a worker were to be injured. This would include loss of work and hospital bills if a claim were made due to injury.

Shouldn't we then avoid hiring anyone directly?

We need an infrastructure team to be able to welcome in volunteers, organize the project, and perform tasks to further the project, especially between subcontractors. We are working with Statyba Ltd. as our general contractor of record through a grant from the Siebert Lutheran foundation. We are utilizing Statyba for their construction knowledge, design expertise, and overall project management. The project is specifically designed to allow Mt. Lebanon to control the project flow, volunteerism, and subcontractors we choose to use and save money while doing it.

We have stated all along that community partnership is important and we want someone to be able to be on site and represent Mt. Lebanon at all times. This is not a viable model for a construction company working between multiple projects and thus we need an internally hired infrastructure. This is the stated agreement with Statyba based on the grant from Siebert Lutheran Foundation.

What should I do if I see something that seems unsafe or a liability issue?

Please alert Matt Felton (414-722-2338) immediately. It is very important to write any of these things down as well so there is a record. All safety concerns will be addressed in a timely manner. If you see something, please say something!

Construction Process

Since we are not using a commercial contractor in the standard expected capacity, how can we be sure we are following all building codes and getting the proper permits and inspections during the process?

Although we do have hired workers who themselves are not professionals on all coding requirements, we do have Geoff Gurgel from Statyba. Ltd. who is a licensed contractor in the city of Milwaukee. We are not cutting any corners and will follow every code. Also, during the design process we had an official code review from Christopher Rute, a professional in the space. Our coding passed preliminary review by the city of Milwaukee in early August. Our supervising architect, Van Cleave Design and Architecture, is also responsible for making sure our building passes all code requirements. Their license and reputation would be in danger if anything was not designed fully to code.

During the building process, Geoff from Statyba will continue to be on site for city inspections and is coordinating the subcontractors who will be performing certain parts of the building process. Some of those subcontractors are Walkowiak Electric, Brandt Plumbing, Najaco LLC (HVAC), and Premier

Mount Lebanon Lutheran Church

4809 N 60th Street, Milwaukee, WI 53218

Phone : (414) 461.1563

Email: Church@MtLebanonLuth.org

Website: TheMountMKE.com



October 8, 2023

Building Update: Q&A's theMountMKE.com

Floor Coating Solutions (concrete pour and polishing). This is not an exhaustive list of subcontractors and we still have the ability to get competitive bidding for various jobs throughout the process.

Wouldn't hiring a commercial contractor to take on and manage everything speed up the process?

This could potentially speed up the process, but it would make many of our community building goals during the construction period impossible. A commercial contractor does not work alongside volunteers because it affects the timing of everything and risks their profit potential. It would also add between 40% and 60% to the total cost of our project according to the Giersch Group (a highly reputable business operations consulting team) and Statyba Ltd. This is a very standard markup range for commercial construction.

How we can manage the speed of building is by hiring more or less subcontractors directly. The hired building team and volunteers then become the bridge between subcontractors, which is the role a general contractor plays. There are however some advantages to essentially functioning as our own general contractor and managing our own worksite. We can store materials ahead of time. We can collect tools and save time by eliminating constant transportation of equipment and machinery. We can work on certain building phases in a different order when it would not be beneficial for a general contractor to mobilize workers for a small aspect of the project.

There are both upsides and downsides to the way we have chosen to construct this building, but we are trying to hang on to the community building potential as the most important upside.

Timeline

When will we actually see some progress?

It is very likely we will not break ground until the spring at this point because we don't have final approval from the city, and we have to be ok with that. In the meantime, we will work on things that are possible. These things include material collection, shipping container buildout, and building concrete forms and SIPs (structural insulated panels) for both roof and wall sections.

We can however do this within a smaller building area. Thus the fencing is going to be moved back to encompass a smaller portion of the parking lot.

Once we break ground, what is the expected project completion date?

We still have an expected project timeline of 15 months from groundbreaking to completion which puts our completion date now around August 2025.

STILL HAVE QUESTIONS??

Please reach out to Mr. Matteson at 734-255-6215 or send an email to jmatteson@mtlebanonluth.org.

Our Mission

We are a community for the community.

We are here to share God's Word to connect people to Christ and to our caring Christian community.