

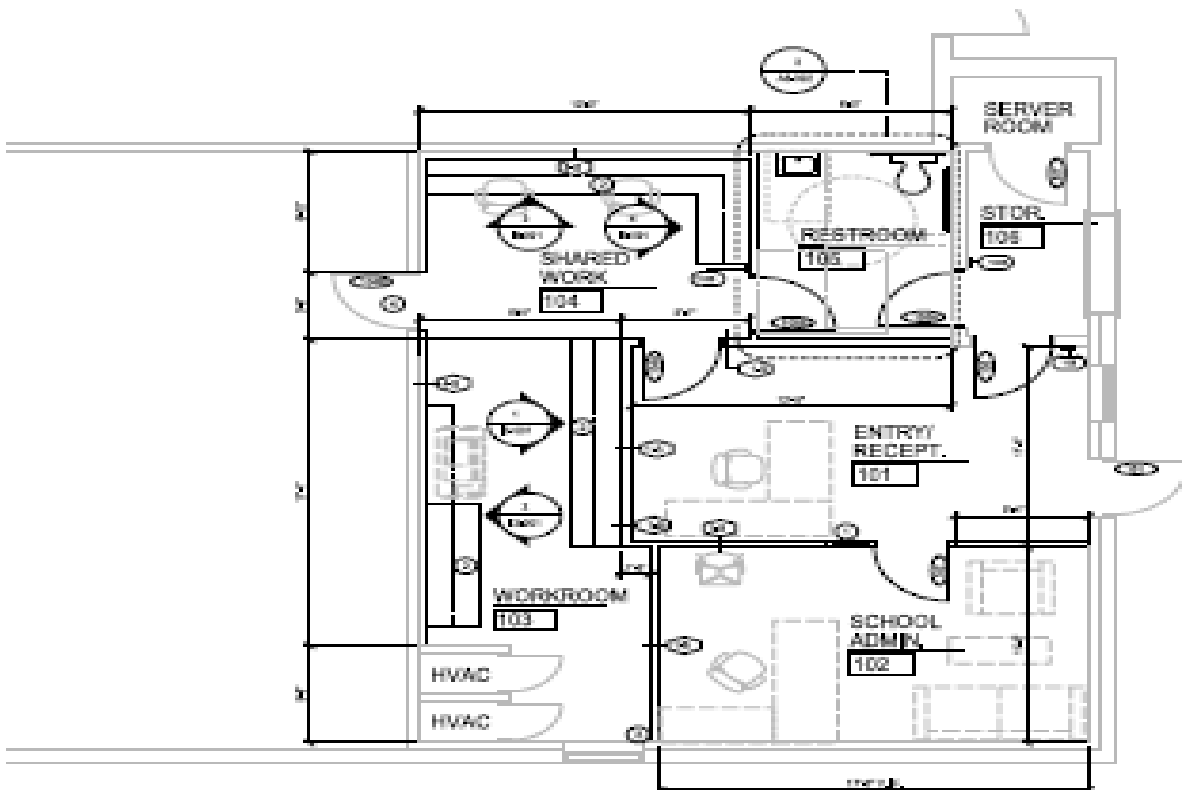
# TRINITY LUTHERAN PROJECTS

## LIBRARY RENOVATIONS

### DESCRIPTION

- First level of the existing school building
- Nearly 800 square feet
- Original use was school administration
- Current use is library

### FLOOR PLAN



# TRINITY LUTHERAN PROJECTS

## LIBRARY RENOVATIONS

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### OBJECTIVE

- Create alternative(s) pricing options for School reception, administration, headmaster office and work spaces
- Determine existing conditions requiring renovations
- Present scope, sequence, cost and timeline for review and approval

### FINDINGS

- Original Office Relocation Project(s) exceeded available funding
- Selected option includes renovations to Library only
- Preliminary space plan concept approved for pricing
- City review of preliminary plans after TLCS approval
- Existing furnishings to be re-purposed

### RESULTS

- Existing Library to be renovated and become School Administration
- New location provides for partial pedestrian monitoring
- City required "building fire alarm" upgrades. Project start delayed
- Mechanical, electrical and plumbing modifications included in renovations
- Low voltage work provided by Trinity
- Overall development budget approved
- Contractor selected and contracted
- Permit in process (renovations includes fire alarm modifications)
- Completion after new school year begins (Final date after permit in hand)

# TRINITY LUTHERAN PROJECTS

## MAGNOLIA OFFICE

### DESCRIPTION

- Office building
- Over 13,000 square feet
- Atrium Entry Lobby
- Two Stories
- Porte Cochere
- Paved parking

### PHOTOGRAPHS



STREET VIEW



REAR OF BUILDING

# TRINITY LUTHERAN PROJECTS

## MAGNOLIA OFFICE

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### OBJECTIVE

- Inspect interior finishes and exterior areas
- Determine conditions needing renovations based on lease up strategies
- Present scope, sequence, cost and timeline

### FINDINGS

- Interior and exterior scope of work revised based on limited funding
- Anticipates Trinity administration would relocate from office building
- Property management and leasing agreements in process of review
- Roofing and HVAC being studied for potential of repair and maintenance
- Potential “lot split and LLC” being evaluated
- Trinity seeking loan from LCEF to complete renovations
- Return on investment must be “cost neutral” – Proforma in process

### RESULTS

- Tour(s) of building included leasing representatives
- Market place estimates in process of validating most competitive pricing
- LCEF approves loan as “cost neutral” strategy
- Congregation approval in process
- Proforma in process of updates based on reduced overall development budget

# TRINITY LUTHERAN PROJECTS

## EXTERIOR STAIRS

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### OBJECTIVE

- Inspect all facility stairs
- Determine conditions requiring repairs
- Present scope, sequence, cost and timeline

### FINDINGS

- Various conditions were observed
- Repairs would include tread, riser and railings
- Painting would be necessary
- Relocation of a stair may be an option to consider based on future Trinity projects

### RESULTS

- Preliminary pricing provided
- Original concept exceeded available funding
- Alternates have been included as options to consider for reduced cost
- Stair being renovated would not be useable during repairs
- Color to be determine in the future
- Several other conditions would be repaired at the same time
- Trinity final decision forthcoming

# TRINITY LUTHERAN PROJECTS

## FOOD SERVICE COOLER

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### OBJECTIVE

- Review Food Service Cooler planning work effort
- Confirm space plan, design and equipment
- Present scope, sequence, cost and timeline

### FINDINGS

- Cooler location adjacent to kitchen confirmed
- Preliminary architect and engineering plans created
- Cooler accessibility from existing kitchen preferred
- Site work scope of work (sidewalk, utilities, landscape and irrigation required)

### RESULTS

- Original concept exceeded available funding
- Cooler foundation and walls required for easier access from current kitchen
- Exterior walls of cooler will be visible in an approved matching exterior color
- Cooler equipment positioned on roof of adjacent building to minimize site impacts
- Preliminary pricing provided and is in review with TLCS
- Alternates have been included as options to consider for reduced cost

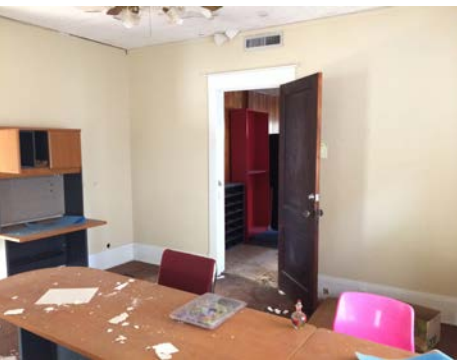
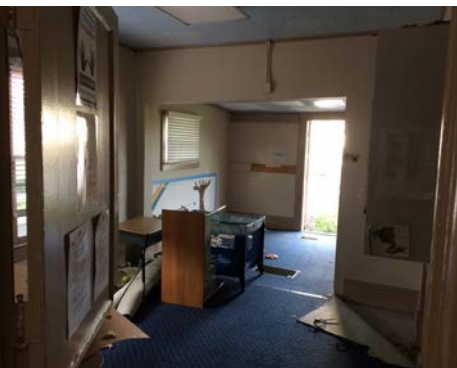
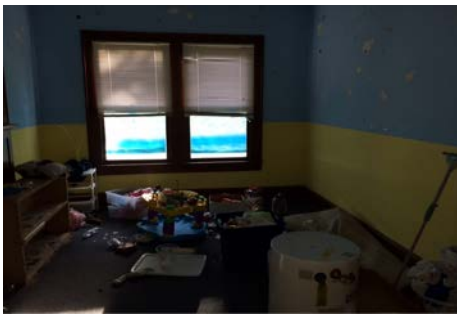
# TRINITY LUTHERAN PROJECTS

## RESIDENTIAL RENOVATIONS

### DESCRIPTION

- Three Residences on "Ruth Lane"
- Yellow House, White House and Red House

### PICTURES



# TRINITY LUTHERAN PROJECTS

## RESIDENTIAL RENOVATIONS

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### OBJECTIVE

- Inspect all three residences
- Determine conditions requiring repairs and renovations
- Present scope, sequence, cost and timeline for review and approval

### FINDINGS

- All three homes are located in Eola Heights Historical District
- Numerous inspections completed (Lead, Asbestos and Structural, etc)
- Each home requires extensive exterior and interior renovations
- Exterior renovations include damaged and dilapidated materials, paint, repairs, roof, etc
- Original estimates exceeded available funding
- Scope of work revised to reduce cost
- Trinity seeking loan to complete renovations from LCEF
- Return on investment must be “cost neutral”

### RESULTS

- LCEF approves loan as “cost neutral” strategy
- Multiple contractors are in process of creating revised estimates
- Multiple contractors, subcontractors, vendors and suppliers have been contacted
- All City Code violations to be corrected with renovations
- Congregation approval in process
- Proforma in process of updates based on reduced overall development budget
- Timeline for renovations: 8 months