

August 1, 2010

Recommendation of the Architect/Builder Evaluation Team to the Building Committee as to the Selection of a Building Contractor to act as a consultant to RNL Architects for the Design Phase of the Sunrise Woodman Campus

The Architect/Builder Evaluation Team of the Sunrise Church Building Committee has completed several meetings and interviews, and has voted on a recommended building contractor. **The contractor that is being recommended at this time is Nunn Construction Inc.**

Nunn Construction Inc. was favored by 7 of the 9 members of the team after meeting on July 24, 2010, to discuss the relative qualifications of the best three of the firms that had submitted proposals. Colarelli Construction was a close second and J E Dunn Construction was not far behind. All three contractors were considered well qualified and their costs were the same, but Nunn was clearly favored by the majority.

Nunn Construction is a local Colorado Springs building contractor who has previously built a major addition to the existing Briargate building, completed several modifications to the Briargate facility, completed modifications to the Woodmen Building, and has successfully constructed many other churches and major buildings in town. In the interviews, Ray Nunn, President of the firm, impressed the Team with his sincere wish to be a good steward with our funds and to meet our needs with honesty and professionalism. The firm has grown considerably over the last several years in the number and size of the building jobs they have completed, which we considered to be a positive endorsement of their work by the community. All references that were checked out were very complimentary of the quality and cooperativeness of Nunn's work.

It is important to mention that Nunn Construction is going to delay or forego the payment for their consulting services for the design phase of the project per the terms listed below.

Nunn construction is providing you the following additional terms to our June 29, 2010 CM/GC Pre-Construction Services Proposal for Sunrise to consider in making your CMGC Selection. These additional terms should be provided to the Sunrise Builder Selection Team and are to be a part of our final CM/GC Pre-Construction Service Proposal.

1. Nunn Construction will provide the preconstruction services as needed to meet Sunrises' schedule but will not bill for the pre-construction service fee or expect payment until Sept 2011. Per our proposal the pre-construction service fee will be based on the hours expended by Nunn and the hourly rate as set forth in our proposal.
 - a. In the event Sunrise & Nunn Construction are able to execute a Contract for construction of the project by Sept 30, 2011 to allow the construction phase to start in late fall of 2011 per your request for proposal, Nunn Construction will waive the pre-construction fee.
 - b. In the event Sunrise & Nunn Construction are not able to execute a Contract for construction of the project by Sept 30, 2011, Ray Nunn will make a personal donation to Sunrise in the amount of Nunn Construction's billed pre-construction service fee for Sunrise to have funds for the payment to Nunn Construction in Sept. 2011.

Listed below is a summary of the process of how the Team arrived at its recommendation to the committee.

Process Description

Our architect, RNL, has talked with us about the advantages of selecting a construction manager/general building contractor at an early stage to work with them during the pre-construction phase of the design process. The Architect/Builder Team had previously investigated various approaches to design and determined that doing so made for a better process. RNL helped us with preparation of the Request for Proposal, and then sent it out to eleven contractors of our choosing. Ten proposals were received. They were reviewed by the Team and narrowed down to 5, and then to 3 to be interviewed.

On Saturday, July 17, 2010 the contractors J E Dunn Construction, Colarelli Construction, and Nunn Construction were each interviewed at length by the A/B Team. All three of the firms gave evidence of being well qualified in church building construction. RNL indicated they were acquainted with all

three and could work effectively with any of them. Their lump sum estimated costs for the pre-construction work were the same, which was essentially no cost to the church if they were selected to do the construction. However, it was understood that the church could select another contractor for construction if, for any reason, a change was determined to be necessary.

On Saturday, July 24, 2010 the Team again met to evaluate the three finalists. During the week, three of the Team members had called several references for the firms. The responses for Nunn were particularly complimentary. The results of the interviews were discussed along with all other relevant factors. Nunn had been the builder on much of the Briargate Building and has done some remodeling of the existing Woodmen Building. Therefore, they were well-known, and recommended by some of our Team members. Also, Nunn already had detailed familiarity with the Woodmen property. Considering all factors, each member of the Team voted his choice. Six of the eight present voted for Nunn. One other member who could not attend had previously sent an email indicating that his vote was also for Nunn; which made it 7 of 9, a strong majority in their favor.

Recommendation and Conclusion

Based on the above review, the Architect/Builder Team reached the conclusion to recommend to the Building Committee the selection of Nunn Construction to do the pre-construction work needed to complement the work of our Architect, RNL. It is further recommended that the full Building Committee discuss this selection at its next meeting and, if it agrees; recommend to the Church Council that Nunn Construction be hired.

Written for the A/B Team
By Dave Swaim
July 29, 2010