



Emmanuel Lutheran Church

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PROJECT EVALUATION

as of 29 Oct 08

I am providing this letter at the request of Mr. Sam Moorman for the purpose of evaluating Van Con's relationship as General Contractor for Emmanuel Lutheran Church of Venice Florida.

In 2006 Emmanuel hired The Maddox Group, Architect, to study the possibilities of expanding the Sanctuary and improving its safety needs. In the spring of 2007 a plan was achieved and costs to build were determined. Upon totaling costs it was concluded that if this project was going to be achieved there had to be a change in direction. Estimated cost 2.2 million.

At this point it was decided that the Project had to be Cost Driven instead of Design Drive.

To this end Sam Moorman of Van Con, Inc. was contacted and asked to see if it was possible to modify the plan so that all cost would not exceed a total of 1.3 million dollars.

Over the next months Van Con, Maddox, and I had numerous meetings. Van Con made many suggestions for possible changes which would directly affect the construction costs if we were willing to give up a few key desires.

It should be noted that prior to our beginning this process Sam and Jack Moorman addressed our Church Council and committed to do this evaluation at no cost to the church if they could not successfully assist us in achieving our goal of 1.3 million.

In summary, a plan was created that would meet most of our objectives which bid in at 1.3 million including Architect and Contractor's fees. So in July of 2007 Emmanuel entered into a contract with Van Con, Inc.

Proving that Van Con had been the correct choice their first challenge was to obtain approval for our Building Permits. This proved to be no small task and again required additional modification to the plan so that we would meet the City's litany of requirements, some which

were individuals unchangeable interpretation of the code. This was accomplished in only two months, although it seemed like two years.

Since beginning demolition and construction we have been extremely pleased with not only Van Con's management of the project but their ongoing suggestions and recommendations which have improved our project and continued to reduce costs thereby allowing us to expand our original scope of the project. In addition they have never failed to respond directly to any questions or requests, and there have been many, that I have had.

As an example of this, I requested that if possible we would like to provide some wall space and time for our congregation to individually sign their name and write a prayer. This would be a place that would then be covered with the construction but remain there for all time. They suggested the sub wall surface of the Chancel and Cross wall, later to be covered with stone. They also arranged for the area to be cleaned to insure the members safety.

On a weekend shortly thereafter and following each of our services each member passed by and signed the wall. The reaction by the congregation was one of sincere appreciation and thanks.

One other example of Van Con's co-operation, which is outside the scope of Construction Contractor, they helped arrange a deduct from our Painting Contractors bid and achieved his co-operation in allowing our Congregational Volunteer's to Paint the exterior of all our buildings and the interior of the Sanctuary up to Ladder height. Also they are installing the irrigation system and landscaping with the assistance of those Sub-contractors. This has created a major sense of "Ownership" through out the congregation.

We are now within two months from completion and according to our latest cost appraisal we are successfully within budget.



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