

Building Committee Meeting #35. August 18, 2026, 5:30 held at KHUMC

In attendance: Alan Thornburg, Tim Reilly, Denny Gorton, Bob Dominick, Bill Marchand, Janette Jackmovich and Pastor Sharla McCaskell.

Absent: Rod Todd, Jamie McMurtrey and Brian Lewis,

1. Prayer was led by Janette Jackmovich.
2. It was moved by Bob D. to approve meeting minutes for July 20<sup>th</sup> with changes and was seconded by Denny G. Motion passed.
3. Tim gave a short presentation about Jamie, Janette and Tim, reaching out to financial consultants. Four companies have been contacted. A Zoom interview was held with Walsh & Associates, and two other Zoom interviews are being set up. The fourth company declined to work with us based on the size of our congregation. A full presentation will be presented after the other Zoom interviews are completed.
4. Alan presented information on questions he sent to CCC about the church building, and their replies were presented. (These questions are attached at the end of these minutes). A Zoom meeting with CCC is planned for August 25 at 5:30 at CCC office to discuss proposed changes to Phase 1 plan.
5. Discussed Phase 2 agreement with CCC, and what will be included in it, as we move forward.
6. Discussion about the "Future Home of a United Methodist Church" sign for land site. The 4x8 ft. sign has been ordered from Sign Express in Rapid City. It was suggested to cement in the posts to keep the sign from leaning in the future. Midco has offered to dig the post holes for us with their Bobcat auger, at no charge.
7. Next meeting: September 5:30 at the church.

Submitted by Tim Reilly

(Below are the questions Alan submitted to CCC)

#### KHUMC BUILDING PROJECT

Note: Alan, below are Clint/my responses. We can chat more about all of this as well, but many of these items are addressed and vetted out in our Phase 2/3 process.

#### QUESTIONS FOR CLINT with CCC

1. At the March 11, 2026 Building Committee meeting you presented a preliminary Executive Cost Summary based on Option #3, 9,600 sf.

- a. What type of construction was used? Wood framing and trusses, Steel, Laminated Structural Wood Beams, Other, or any?
- a. Plans are very schematic at this point, we have not engaged a structural engineer yet, that would be a phase 2 process. The schematic design right now is wood framed and likely a combination of all the above, LVL, ML beams, etc.
- b. Which method would provide the best economical cost? Most expensive?
- a. Wood-framed would be the most economical
- c. Slab on grade, Post & Beam, Other or any? What would be the best recommended method, considering the existing soil conditions.
- a. We do not know the existing soils conditions yet, we can only assume they are similar to other nearby projects, over excavation and structural fill has been assumed
- d. Opt. #3 has a 55' clear span, vaulted, Sanctuary. Do you feel this can be accomplished with wood, 4/12 -3/12 pitch, scissor trusses? Would a 5/12 pitch and/or a lessor span be more reasonable?
- a. A 55-foot clear span is well within the practical range of preengineered wood trusses, they will end up being substantial trusses but is still the recommended structure.
- e. Where and how would the HVAC ductwork be located?
- a. We discussed using the corridors above ceiling for the main trunks and branching off into the sanctuary and fellowship rooms with exposed spiral duct. I think most other rooms would be concealed above ceiling. Again, we have not engaged a mechanical engineer yet.
- f. Where would the best recommended, utility service entrance to the building be? Assuming the service will be coming from the South and located along

the East property line easement. Does Opt. 3's location make sense?

a. Yes, the building location on the lot as shown makes the best sense, it allows us to drain stormwater away from the building using the native topography in order to move as little dirt as possible. Bringing in utilities from either the south or the east are very similar distances.

g. Did you use 12', 2x6 studs for the sanctuary and fellowship walls? 9', 2x6 studs for the offices and class room areas or allowed for whatever? What is used the most for churches, or similar construction? What is recommended?

a. Yes, that is what we discussed.

h. How many churches have you personally built?

a. I (Clint) have not built any recently, but the structure and concepts are similar to other buildings that I have experience with. Our firm (CCC) also has church experience as we have discussed before and we lean on our full team of individuals to give the best results and options for each project.

#### QUESTIONS FOR CASSIDY WITH CCC:

At our last charge conference (congregational meeting), 50 church members voted unanimously, Yes, for the Building Committee to begin an official financial campaign and continue progress with the building design.

a. This allows the committee to proceed with more detailed plans and specifications (NOT FINAL) and a secure, reliable, detailed, estimate cost. This is required for the final charge conference vote to proceed, or not, with construction.

b. It is interesting that the Discipline, must assume, that financing will be in place.

Presently, the committee is in a quandary with the current Opt. 3 design.

Basically, the committee now wants to set down, physically, with an architect that can digitally design a revised floor plan on the fly. We can make changes and adjustments on the fly; however, after we sit down and work through those changes, we will need to verify they meet requirements/code. There are many moving pieces here that work all together to lay out properly.

Is Amy your best and most qualified architect to accomplish this? Is it possible to do in your RC office? Yes, she is most qualified for this project and she is licensed in the state of South Dakota. She is not able to relocate to Rapid City for the project and we do not have any architects based in our Rapid City office. She will make visits in Phase 2 and 3 as design progresses as needed. In Phase 2 and 3 we will bring on Mechanical, Electrical, Plumbing and Civil Engineering. We will request proposals from local firms for those areas of work for your project, compare their pricing and qualifications and bring them onboard the team per your approval in Phase 2 and 3.

1. Can this still be accomplished within the contracted Phase I agreement, an additional expense, or handled in the Phase 2 agreement? At this point, we have completed our scope of services under the Phase 1 agreement that we signed dated 11/12/25 (attached for reference) For next steps, we would either do an amendment to Phase 1 Scope of Services for additional work or move forward with Phase 2 in order to make revisions to the plan and keep design progressing.

2. We have 3-5 sketches, revised drawings, etc. to provide. These are all based on revising Opt. 3.

3. We are in the beginning process of placing a temporary sign on the lot. Would CCC in some way help with this? Yes, absolutely. Our marketing team could draft the signage design for you. Typically, we draft 4 ft by 8 ft

site signs, but it can be any size you prefer. Then once you approve the look of the sign we could help coordinate it getting printed locally in Rapid or you can work directly with the print shop you prefer since the cost of the physical sign will be at your expense.

4. The Financial Planning Committee is currently in the process of choosing a Church Campaign Specialist. Does CCC have any input or help in this process? We have a few connections in Rapid that might be a fit and able to help. I can check with them if this would be in their expertise. We do not do capital campaigning for our clients, but we are happy to attend meetings and provide building data, cost info, etc. if you need it through that campaign process.

5. I would suggest that perhaps myself, and a couple of other committee members, meet with you and Clint to discuss the above questions and comments. Hopefully, some time the week of August 10th

. If that will not

work then the week of August 24th may be possible. Please let me know your thoughts so I can set it up with the other two members. Would 5:30PM on August 25th work?