

August 4, 2009

Dear Friends of St. Andrews,

We have made a contractor selection: **Ellis-Walker Builders, Inc.** They will be St. Andrews' building contractor for our building program. The Quality Assurance Sub-team (QA) made their recommendation to the Building Team and after discussion, we chose Ellis-Walker Builders, Inc. The Building Team (BT) feels that Ellis-Walker will provide the best assistance in working with an architect to help create a building program which meets our ministry needs, using a "Team Build" approach – meaning that the contractor, architect, and the BT will work together in decision making for St. Andrews' building program.

- Ellis-Walker is a private company based in Fayetteville.
- They have extensive history with building churches, and are now working on churches alone.
- Ellis-Walker holds a NC general contractors license and is insured.
- Ellis-Walker requires lien waivers from all subcontractors.
- They have a no-smoking, no cursing, no Sunday work policy as well as a drug testing program for their employees.
- Ellis-Walker charges a 4% profit, with a guaranteed maximum price (GMP)
- In their experience, most architects operate at reduced rates when working in the team build environment (4 % - 6 %)
- No payments are required until construction begins.
- Ellis-Walker would act as the project managers for all subcontractors, building permits, inspections, payments, etc.
- Following construction, Ellis-Walker provides as-built drawings, operation and maintenance manuals, equipment warranties, etc.
- A (1) year warranty is provided on the entire building project.

Please continue to pray for your Building Team, as we continue to work towards developing a Team to build what God will surely reveal to us in His time. We are in the process of interviewing architects in August, and will make our selection at our September BT meeting.

Sincerely,

Cathryn Spencer

Building Team Chairperson