



The CBY Construction Connection
(Issue 3 – Jan. 8, 2009)

A Periodic Update for CBY Members on the Expansion Program

To Members of Congregation Beth Yam:

We are making progress. Following receipt of our construction permit from the Town of Hilton Head, we have:

- Formed the foundation and covered the areas with plastic to prevent adding moisture until concrete is poured
- Relocated the HVAC and removed the service yard slab
- Tested the fill for compaction and moisture
- Completed the underground electrical and plumbing in preparation for the pour
- Termite treated the soil
- Provided surveys and elevation certificate to the Town of Hilton Head as required
- Completed pre-pour inspection
- Partitioned Sanctuary to prepare space for Shabbat services on January 23rd. (Removed Torahs from building during this phase)
- Moved extra chairs, tables, pictures, etc. into storage clearing items which would get in the way of the construction. Left chairs and items on the Bima for services once we come back to the synagogue.
- Laid out plumbing drain system prior to pouring the slab.

We plan to accomplish the following over the next 8-10 weeks:

- Pour the concrete (around Jan 12-14th).
- Set the steel
- Begin framing, around the third week in Jan (thru the end of February)
- Start electrical, plumbing and HVAC rough-ins
- Install insulation
- Request the necessary inspections from the Town for the above procedures

We have received questions about the control of expansion funds and procedures we are using to ensure that we pay only for work completed.

Control of expansion funds:

Expansion monies received from your pledges and interest earnings are maintained in bank accounts and Certificates of Deposits insured by the FDIC and are accessible only by the CBY Treasurer and two other authorized officers. We have a very detailed construction budget, reviewed and agreed to by the Construction Steering Committee (CSC) and the General Contractor. We similarly have a detailed budget for all expenses not part of the construction budget (such as furnishings). Actual expenses are periodically compared to the budget and variances are reviewed immediately to determine if alternatives are available.

Payment Procedures:

- The contractor prepares a pre-numbered pay request for subcontractor and supplier invoices, after assuring that the work has been performed as required or the supplies have been delivered.

- Our architect Kert Huggins reviews each pay request and certifies in writing that the work has actually been performed. In addition, two or more CSC members inspect the work performed and signify, in writing, that the work has been performed and that the invoice is valid.
- Our Treasurer, Thea Heimlich, then transfers funds from the CBY Expansion account to a contractor's bank account exclusively for the Expansion program.
- Checks for each sub-contractor and supplier are signed by a representative of the contractor and co-signed by Ted David, CBY 1st VP or Carol Katz, CBY 2nd VP. CBY distributes the checks.

As you have seen in the January *Tidings* we are selling, by sealed bid, several items from the current building, including a refrigerator, freezer, dishwasher, stove, sinks, cabinets, air conditioning units and television. Proceeds will be used for new kitchen furnishings. For more information, see page 5 of the January *Tidings* or the CBY web site.

We are interested in your opinion of the new facility. Please answer the question "What will the new, expanded synagogue mean to you and your family?" Send your response to Jack Resnick at president@bethyam.org and we will include it in future issues of *The Construction Connection* as space permits.

Our members have been amazing. Even with the troubled economy, members have paid pledges due by the end of December 2008; we are "on plan" for receipts. We also continue to negotiate for a short-term construction loan to provide funds until all pledges have been paid. If you can accelerate your pledge payments, our borrowing will be less and we will have more money for the expansion.

We are also busy on other fronts:

- We are continuing to review recommended furnishings and color schemes. We plan to display the recommended furnishings, together with alternatives, in January or February, date to be announced in the near future. The furnishings will also be on display at a celebration at the end of March or early April, as will tours of the "in process" building.
- For the weeks of Jan 9, and 16, Friday night services will be at the Unitarian Universalist Congregation in Bluffton. Services from Jan 23 to March will be back at the synagogue. As previously mentioned, movie nights will be at the Cypress on Hilton Head Plantation and the Sisterhood Sweetheart Luncheon on Feb. 12 will be at All Saints Episcopal Church. More info on locations will be provided in *The Temple Tidings* and *The Small Tidings* as arrangements are finalized.

Even though we are just starting the construction, we are also looking ahead to completion and the dedication events. Our initial thoughts are for a grand opening weekend celebration with a dinner gala for CBY members on a Saturday night and a fund raising event open to the entire HHI-Bluffton community with an outside entertainer on Sunday night. These are only preliminary thoughts. ***We are soliciting input and ideas from the congregation for grand opening events.*** Please mention your ideas for grand opening and/or dedication events to Ted David at info@bethyam.org (include Ted David in the subject). Let us know if you would be interested in working on grand opening events

If you have any questions or need more information please ask any member of the CSC (Nick Bass, Stan Bluestone, Dan Caplan, Ted David, Harold Freeman, Thea Heimlich, Jane Joseph, Carol Katz, Felicia Pascal, Danny Pincus and Jack Resnick). We are on the way to an expanded Synagogue that will enable CBY to serve the needs of Jewish families of the Low Country. It is going to be a great journey to a great destination.

Construction Steering Committee