Building 4 Construction Plans

Dhamma Pubbananda
Center Development Committee

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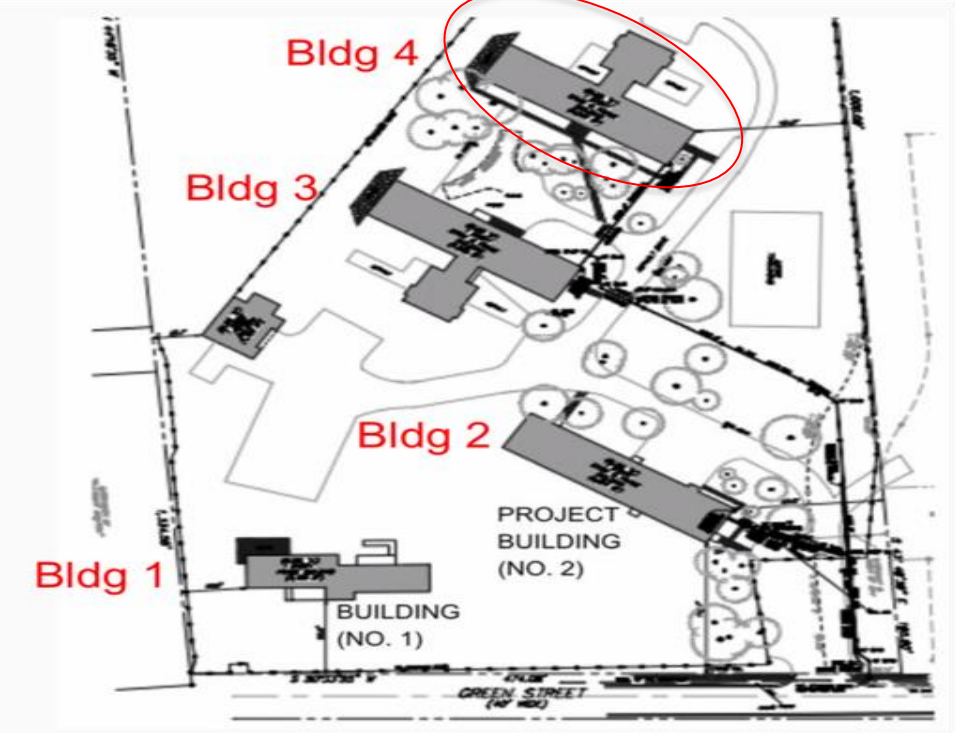
Project Overview

- Goal
  - Provide single rooms and bathrooms as well as individual meditation cells to all students coming to sit courses at the Center
  - This is in line with Goenkaji's vision for an ideal meditation center
- Project Overview (Building 4 Total Renovation)
  - Building 4 is an exact mirror image of Building 3 and will be a very similar renovation project
  - The completed building will provide
    - 29 Individual Rooms with bathrooms
    - 32 Meditation Cells
  - Center capacity will remain at 60 at completion of project based Dhamma Hall in times without Covid restrictions
  - Addition of building means that all students will have single rooms and bathrooms and that Buildings 1 & 2 can be dedicated to Server use
  - The total budget is $1.56M

Building Locations



Building 4 Locations

Project Management / CDC Roles

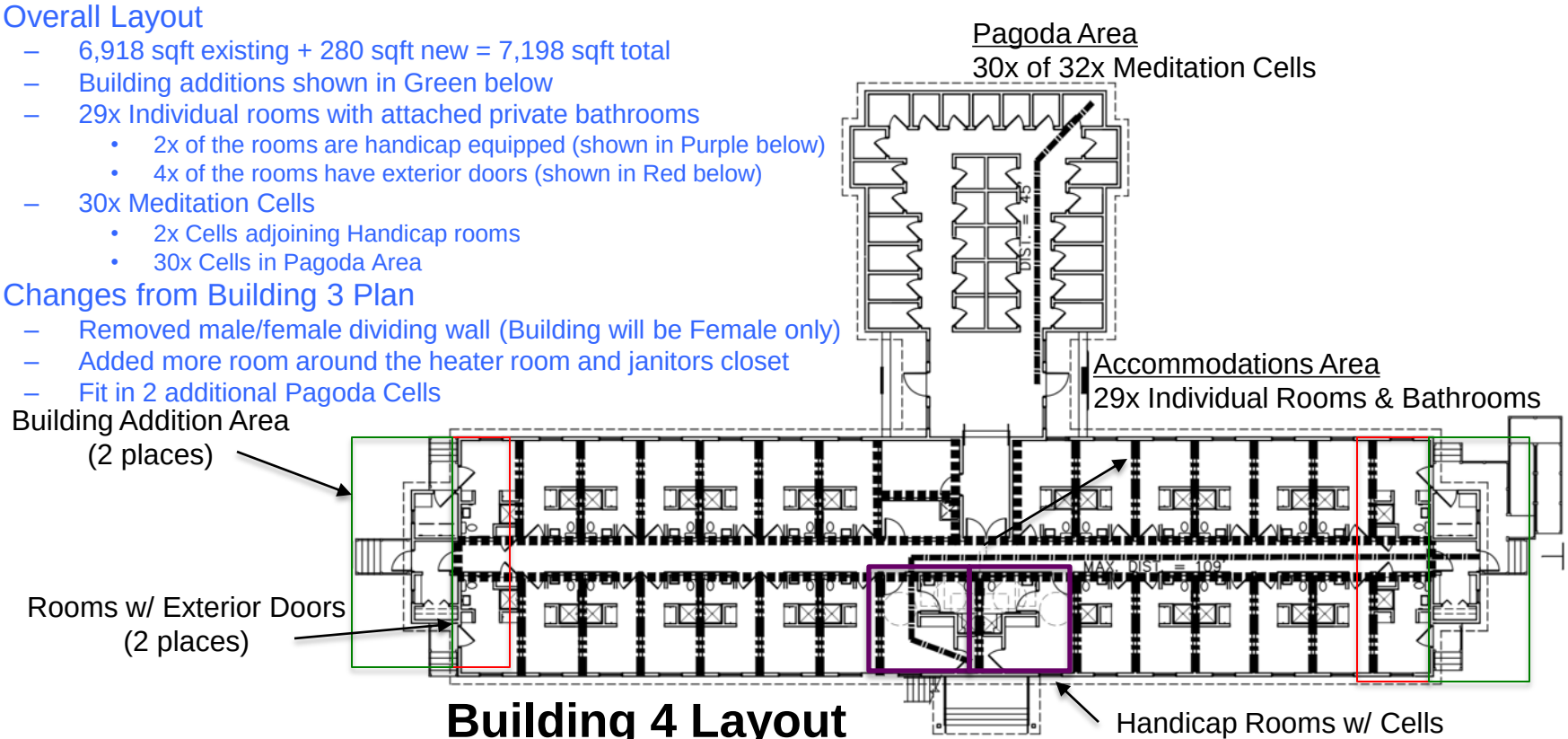
- Center Development Committee (CDC) Scope
  - Clear roles defined (Construction & Program Managers)
  - Responsibility has been delegated by Trust to make spending decisions within allocated budget
  - CDC has flexibility needed to perform work efficiently (low cost for high quality)
- “General Contracting” Responsibilities
  - Center Development Committee (CDC) performs without an outside General Contractor
  - This works well because CDC an perform work as funds become available
- Construction Manager (CDC)
  - Supports contractors to perform work (supplies drawings, etc.)
  - Identifies issues as they arise and proposes mitigations to CDC
- Program Manager Role (CDC)
  - Applies to New Castle County for building permits
  - Identifies contractors
  - Works closely with Construction Manager
- Accounting
  - All construction expenses to be tracked against respective budget line item
  - Receipts will be compiled by Center Management Committee submitted to accountant (correct?)

Dhamma Pubbananda Committee Roles

- Dhamma Pubbananda Committee Roles
  - Trust
    - Reviews Building 4 plans
    - Reviews overall scope of work and approves budget
  - Finance Committee
    - Communicates closely with Center Development Committee
    - Releases funds as they became available
  - Inreach Committee
    - Communicates construction updates & opportunities to donate
  - Center Development Committee (CDC)
    - Meets regularly to discuss updates and issues as they arose
    - Works with architect to create Building 4 Plan & get feedback from larger group
    - Works closely with other committees

Building 4 Layout

- Overall Layout
  - 6,918 sqft existing + 280 sqft new = 7,198 sqft total
  - Building additions shown in Green below
  - 29x Individual rooms with attached private bathrooms
    - 2x of the rooms are handicap equipped (shown in Purple below)
    - 4x of the rooms have exterior doors (shown in Red below)
  - 30x Meditation Cells
    - 2x Cells adjoining Handicap rooms
    - 30x Cells in Pagoda Area
- Changes from Building 3 Plan
  - Removed male/female dividing wall (Building will be Female only)
  - Added more room around the heater room and janitors closet
  - Fit in 2 additional Pagoda Cells



Building 4 Layout

Zedi's

- Zedi's
  - Zedi's for Buildings 3 & 4 Pagoda were manufactured in Jim Kahn's factory in Burma
  - These serve as a reminder to meditators of the debt of gratitude owed to Burma for preserving Vipassana
  - Zedi's also commemorate the historical Buddha and remind us of the pure Dhamma that all Buddha's teach
  - The Building 4 Zed is at the Center awaiting installation

Zedi in Burma prior to Shipment

Due Diligence

- Prior to Start of Work
  - Due diligence assessment was performed by structural engineering firm on Building 3 & 4 prior to the start of construction
  - Asbestos issues within building were identified and remediated as part of demolition work
- Storm Water Mitigation
  - Special attention will be paid to storm water mitigation
  - French drain (w/ sump pumps) installed in Building 3 and same is planned for Building 4
  - Downspouts will be extended and redirected away from building

Finishing Options Selected

- Overall
  - We selected many options that had been used successfully at VMC
  - The selections below were used for Building 3 and are planned to be repeated for Building 4
- Finishing Options Selected
  - Floors
    - Hallways – Commercial carpet squares
    - Rooms – Marmoleum floors (Used at VMC, environmentally friendly & low outgassing vinyl alternative)
    - Pagoda – Natural wool carpet (Identical to pagoda carpeting at VMC)
    - Bathrooms – Porcelain tile
  - Bathrooms
    - Toilets – Dual flush, round to fit size of bathrooms
    - Bathroom Countertops – Marble
    - Bathroom Faucets – High rise for greater utility
    - Shower Stalls - Plastic laminate
  - Upgrades
    - Siding on Pagoda and Building Extensions was upgraded to stucco (higher quality, better appearance, similar to VMC Pagoda)
    - Water Heater selections upgraded for better efficiency
    - Sounds insulation created by using Rockwool sound insulation in walls between rooms, cells and utility spaces
  - Doors
    - All Building Doors – Solid wood
    - Room Doors - Fire rated (this was appreciated by the Fire Marshall)

Building 4 Construction Timeline

- Construction Timeline Considerations
  - One of the biggest drivers for the timeline is availability of funds
  - The next biggest driver is the availability of Center Staff and volunteers to manage work since the main focus of the Center is running courses
  - At this point we are in the process of getting plans together that are needed to submit for our building permit

Building 4 Budget

- Building 4 Budget
  - Budget Organization
    - Budget divided into 5 sequential “Segments”
    - Each segment composed of a number of Line Items
  - Building 4 budget based on Building 3 actual costs
  - Adjustments made for current market conditions
    - 1.25x for Labor and Services
    - 2x for Materials
  - Total budget: **$1.56M**
    - 41% increase from Bldg 3

Communication of Costs

- Communication of Costs
  - Overall
    - Inreach Team to communicate construction updates and opportunities to donate to larger Old Student community
  - Methods of Communication
    - Monthly Newsletter Updates (announce@pubbananda.dhamma.org)
    - Printed Construction Update
    - Social Media
  - Current Shortfall
    - $1,430k (=$1,560k – $130k)

Segment	Segment Title	Bldg 4 Budget	Funds Available	Status
1	Prep Work	$100k	$100k	Work Complete
2	Restoration & Storm Water Mitigation	$305k	$30k	Building Permit application in Process
3	Rough-In	$472k	$0	
4	Walls & Utility Completion	$528k	$0	
5	Finishing	$155k	$0	
	Total	$1,560k	$130k	(Shortfall of $1,430k)

Building 4 Funding (updated Jan 2022)

Lessons Learned from Building 3

- Life Safety System
  - Communicate early and often to keep Life Safety System installation on schedule
- Building 3 Specific Issues applicable to Building 4
  - Additional budgeting was required to demo extensive brick chimneys
  - Additional budgeting was required to replace rotted Pagoda floor
  - Cleanout all drain lines before opening building
- Due Diligence
  - Early asbestos evaluation and structural integrity assessment resulted in identifying for most issues early and budgeting appropriately
- Project Management
  - Managing construction without outside General Contractor worked well because we could perform construction as funds became available
- Storm Water Mitigation
  - The pre-existing rain water drainage system (underground pipe-line running along Buildings 3 & 4 draining into creek) is compromised and will need to be replaced as part of a larger infrastructure project at some future time
  - In the mean time our existing Building 3 water drainage is working sufficiently
- Vendors
  - We were able to leverage CDC Old Student existing relationships with vendors to get high quality work done at low price
  - We developed excellent relationships with the vendors we brought in and plan to build on those relationships for future construction