



How We Got Here

Before East End makes a decision about moving forward with the new building, the Rebuild Committee offers this timeline of what has happened with the building project since March 2020, when we lost our church home.

— 2020 —

In the first days after the tornado, East End stabilized the building, convened the Rebuild Committee, and began exploring how best to move forward. The Committee hired Belmont UMC member Steve Rutland of Cumming as our owner's representative and started pursuing support from FEMA, initially planning for FEMA to cover 75% of eligible costs. At that point, the congregation and Committee's hope was to repair the original building and also add some new space.

In May 2020, we obtained engineering and architecture reports as to the scope of the work necessary to stabilize and salvage the building. After a competitive bidding process, we selected TW Frierson Contractors to oversee this round of stabilization.

In June 2020, we issued a request for proposals (RFP), interviewed architecture firms, and hired EOA Architects, an East Nashville firm that shared our vision.

In Summer 2020, EOA led a master planning process to learn East End's goals and objectives for the future building, and created a series of options.

In August 2020, TW Frierson priced these options, including 5-6 revisions, as we attempted to balance the needs of stakeholder groups against our budgetary realities.

In the fall and early winter of 2020, we issued another RFP for a general contractor and hired American Constructors after a series of interviews.

2021

In early 2021, we continued exploring the feasibility of salvaging the building, including the FEMA funding implications of repair versus replacement.

From February to June 2021, EOA worked on a series of designs that contemplated renovating the building and expanding the sanctuary. American Constructors estimated the costs of these various options. During this back and forth of figuring out what was possible and what we could afford, building materials and other costs increased significantly, and we held numerous meetings to reduce the costs, quality, size, and scope of the planned work.

In June 2021, the Capital Campaign began, and EOA paused its work for a time as East End worked to better understand our financial capacity. During this period, the Tennessee Annual Conference gave East End \$1 million from the closed churches fund to support the rebuilding effort. Members and friends of East End also pledged over \$1,000,000.

In summer 2021, it became clear that salvaging the building was not feasible, and the project shifted from repair to replacement.

In September 2021, after extensive work to plan for demolition, including community meetings and a presentation to Metro Historic, Metro Historic approved demolition of the building.

In fall 2021, EOA began the design and budgeting process for a totally new building, while the march toward demolition continued. Demolition required issuing yet another RFP for a contractor, negotiating the resulting contract, and obtaining FEMA approval and demolition permits.

— 2022 —

Much of early 2022 was spent determining how we could afford the new building. Pricing estimates for the new design showed that building costs had continued to increase, and we held many meetings to try to reduce costs and the scope of work.

In March 2022, in order to cut costs, we asked EOA to lower the building 9 feet and to change the construction type and configuration of the great hall. After we had spent all of this time cutting costs, FEMA announced it was shifting to a new funding model, where it would contribute 90% of eligible costs instead of 75%.

In April and May 2022, we explored how this changed our budget and the scope of work, and ended up adding back in many of the things we had cut.

In June 2022, EOA finalized the design-development process and moved into construction documents, issuing much more detailed drawings in August 2022.

In August 2022, EOA submitted these documents to Metro's Historic Commission, which approved the design in September 2022 with some comments.

In October 2022, EOA issued the final construction documents and applied for a building permit.

In November 2022, American Constructors solicited bids from and finalized subcontractors.