

Phase II Design Task Force Meeting, June 19, 2016

Attendees: Diane Cassity, Bonnie Postlethwaite, Holly Miller, Diann Spencer
Recorder: Bonnie Postlethwaite

Minutes from the June 12 meeting were approved. They will be sent to Bob Miller for posting.

The Phase II Design Task Force Charter was approved. It will be sent to the Steering Committee.

Report on the Presentation to the Board, June 15

Bonnie attended the meeting to present the professional services fee proposal from GastingerWalker. The Board approved the professional services fee in the amount of \$13,600. The additional services fees, if needed, will be presented to the Board at a later date for approval. Anthony Edwards asked if the PowerPoint presentation on the digital displays need to be changed since the phase II design will not look like the earlier plans. This question was discussed by the Task Force and Diann Spencer and Holly Miller will work with Anthony on any changes.

Project discussion with Amy Eckhoff, GastingerWalker

Amy's detailed notes of this portion of the meeting are attached to these minutes.

Future Meetings

June 26: Meeting of the Task Force (no GW rep) for those who can attend.

July 10: Meeting of the Task Force with Amy Eckhoff (GW).

DATE	19 June 2016
PROJECT	All Souls Unitarian Universalist Church – Kansas City 2015.351
SUBJECT	Phase II Design Task Force Meeting
BY	Amy Eckhoff, AIA, NCARB
PEOPLE INVOLVED	Diane Cassity, Bonnie Postlethwaite, Holly Miller, Diann Spencer (committee members not present: Corva Murphy, Bill Raney, Bill Wright)

FACILITY PRIORITIES

Early Goals (*From the Visioning Report - October 2014*)

- All Souls will enhance our current facility to ensure structural integrity, environmental responsibility, accessibility, and an inspiring aesthetic.
- All efforts will be in accordance with our mission and our seven UU principles.

Top Priorities (*as identified in the Programming Study – November 2015*)

- 1) Improve Functionality
- 2) Promote Interaction
- 3) Remove Barriers
- 4) Control Cost
- 5) Generate Inspiration

Most Important Features (*from the FFS survey – December 2015*)

- 1) Maintenance and structural issues
- 2) Inspirational spaces and features, notably the new entrance
- 3) Accessibility, elevator
- 4) Improved functionality, safety, noise, flow

The committee discussed the priorities and confirmed the top priorities are fairly consistent but “improving functionality” means different things to different people. The primary functional issues were discussed:

- The administration wing including office operations, adjacencies and condition of the physical space.
- Acoustic and crowd control from the building entrance to Bragg, including the gathering hall.
- Security and safety – the ability to secure portions of the building and control access, particularly after-hours

The committee confirmed the addition of the elevator is the top priority beyond the facility maintenance items (roof, mechanical systems, brick tuckpointing, general repairs).

Amy discussed the sprinkler system and options to eliminate this scope. While the sprinkler system is a great life safety benefit, there are ongoing maintenance costs and concerns. The existing facility does require some corrections based on current building codes (i.e. fire rated enclosure of stairs and repair of penetrations through corridor fire walls) that would not be required with the installation of a sprinkler, but the repair costs are much lower than the cost of a new system. Installation of the sprinkler system in the existing spaces can be costly and there is the potential to encounter unknown conditions. In the budgets, GW will consider the cost-benefit of the sprinkler system.

PHASE II DESIGN

GW will develop scopes of work and designs that best satisfies the facility priorities while fitting within the current funding capacity of All Souls.

Space Utilization

- The committee reviewed the program areas and adjacencies from the earlier designs
- Diane noted that moving the building entrance is possibly a lower priority, but it could have a huge benefit related to the sound and logistics on Sunday mornings.
- There should be a door into or immediately adjacent to the administration wing to allow monitoring of entrance more easily. There is also a potential opportunity to secure the west wing from the rest of the facility for after-hours security.
- It is not desirable to have an after-hours entrance on the west side. Primary entrances should remain oriented toward the parking lot.
- There has been a strong desire to make a direct connection between the music room and Bragg. GW will review this request and present options and challenges.
- The second restroom in the administration wing is not critical, but still desirable.
- The use of mobile displays for art display and for space separation and crowd control is questionable.

Funding Capacity

- The congregation has raised \$1,100,000.00.
- There is an option to obtain a loan of up \$500,000.00 for additional work.
- Two project budgets will be established:
 - A. Facility Maintenance plus elevator
 - B. A renovation and/or addition that addresses the most critical priorities within the allowable budget.

Exterior Aesthetics

- Exterior materials should send a message of welcome and inclusivity.
- Signage should be visible and clear from all perspectives



SCHEDULE

Phase II Design Committee Schedule

- Kick Off Meeting June 19, 2016
- July 10, 2016 Next meeting of the committee with GW
- July 24 (or 31), 2016 Presentation to congregation: options for scopes of work and funding concepts (exterior aesthetics will not be addressed in this presentation)
- August 2016 Communications with congregation to confirm scopes of work meet consensus regarding priorities and budget / GW will refine design based on comments and consensus
- October 2, 2016 Tentative Date: Obtain congregation approval

The Construction Task Force will take over for the design development and construction documents phase. It is to be determined exactly when this transition will take place.

Preliminary Design and Construction Schedule

- December 2016 Construction Documents Complete (allow 4 weeks for bidding)
- January 2016 Bids Received, Select Contractor
- March 2017 Construction Begins (allow 12 months for phased construction)
- March 2018 Construction Complete
- June 2018 UU General Assembly is in Kansas City | ASUUC is 150

NEXT MEETING

- Next meeting of the committee with GW will be held on Sunday, July 10 at 9:30am at All Souls.
- GW will compile data from the prior cost estimating exercises to confirm costs associated with renovation and stabilization of the west wing vs removal and building new.
- GW will develop options for scopes of work and preliminary plan concepts that best satisfy the facility priorities while fitting within the anticipated project budgets.

The preceding is our interpretation of the occurrences and conversations. Please contact us if any details appear to be in error or if you have questions or comments.

END



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