Renovation Concepts Report

March 29th, 2015
By the Renovation Concepts Team
Members

- Dori Bader
- Drew Butler
- Diane Cassity
- Chris Davis
- Chuck Downing
- Andrea Jonson
- Bob Miller
Charge from Board

• Using the initiatives identified by the Vision Task Force, the Renovation Concepts Task Force will:
  1. Provide estimated costs for improvements and maintenance to our property
  2. Provide a conceptual view of where changes will be made
Our Response to the Board

- Confirm and elaborate on the facility needs identified in the Vision process
- Include roughly defined plans for building modification
- Develop concepts for the congregation to
  - Hire an architectural firm
  - Initiate a capital campaign
- Develop options for phased implementation
Our Process

• In 2007 All Souls started developing information for a capital campaign
• Utilize the work and wisdom that was developed in 2007
• Utilize the work and wisdom of the 2014 Vision Task Force
• We spent time with the staff seeking their input on space needed
• We focused on general concepts from the specific ideas
Past Generations Have Invested in Us

It’s Our Time to Invest in Future Generations

Dori
All Souls History

- All Souls will soon be 150 and during those years the church has been in different buildings and locations.
- In 1951 the church settled into our present location in an old mansion. Our current structure was dedicated in 1960.
- In 1986 All Souls purchased Simpson House. Funds were raised to purchase the building in a matter of weeks.

Diane
In 1998 the building went through a transformation when the congregation invested 1.2 million dollars to make substantial upgrades to the building. These upgrades included:

- Air conditioning the building to allow for year round church
- Replacing the floor tile and adding carpet to Bragg, the lobby and the offices.
- Aesthetic enhancements to Bragg Auditorium and the lobby
- Replacing the metal folding chairs in Bragg with upholstered chairs
- Moving the kitchen to its current location and improving the design
- New, more energy efficient windows

Diane
2014 Vision Process

- All Souls congregants engaged in a series of listening sessions
- Congregants met in small groups and focused on what features the church might need in a facility to fulfill our mission to *build, inspire and create*
- Note takers captured the concerns, ideas and dreams
- The Vision Task Force presented a report to the Board and Congregation

Diane
Themes from Listening Sessions

• Enhance our current facility
• Ensure structural integrity, accessibility, green building, and an inspiring aesthetic
• Provide programming for all ages
• Aim to attract younger members to assure diversity, growth and vitality
• Improve community partnerships to promote social justice and community service
• All efforts will be in accordance with our mission and our seven UU principles

Diane
Review Space Needs

- Add an elevator for accessibility
- Add another lower level exit for safety and to meet building code requirements
- Add a multi-functional space for a Children’s Chapel on lower level
- Improve space for All Souls Music Program
- Additional parking
- Expand Conover Auditorium
- More functional office space for staff and volunteers
- Exterior aesthetics

Diane
Current Floor Plan Upstairs

- Congregational (2 – Bragg and Conover)
- Lobby
- 3 Offices
- 3 Meeting Rooms (inc. Music and Library)
- Kitchen and Nursery
- Restrooms (4 – inc. 1 for children)
- Storage-(3 – custodial, coat room, tables)

Bob
Current Floor Plan Downstairs

- Class rooms (6)
- Offices (2)
- Storage Rooms (9 -- inc. 2 mechanical and 3 under stairwells)
- Restrooms (4 – inc. 2 for Children)
Basic Renovation Goals

- Assure structural integrity
- Address known maintenance issues
- Make safety and accessibility improvements
- Make improvements for programming
- Make aesthetic and functional enhancements
Concept Development

• Continued development through conceptual thinking
• Focus on:
  • Type and size of spaces desired
  • Important relationships, adjacencies and qualities of space
  • Bubble diagrams process - don’t try to design the project at this stage
  • Design process is iterative - we are prioritizing and laying the foundation
• What do you want your church to be?
• How will our children grow into this building
• Presented to the Board in March for May Meeting

Chris
Construction Assumptions

- All Souls must remain open during construction
- Staff Offices need to remain open thru all construction
- Construction will be a multiphase effort
- Phases may be influenced by building safety issues
Construction Phase 1 - Warwick Expansion

Remove outside stairs and add entry to lower level with elevator from Warwick.
New music room will allow expansion of Conover.

Main Level
- Elevator
- Enlarged Nursery
- Music Room
- 2 Meeting Rooms

Lower Level
- Entry from Warwick (beneath current entry)
- Children's Multi Purpose Space

Exterior
- New signage and Landscaping

Drew
Construction Phase 1 - Warwick Expansion

Remove outside stairs and add entry to lower level with elevator from Warwick
New music room will allow expansion of Conover

Ancillary Projects
- Extend, relocate, upgrade HVAC
- Extend, replace roof (includes library & meeting room)
- Misc. Finishes & flooring

Preliminary Costs - Fees, Permits, and Design Services
Warwick Expansion 2500 Sq. Ft. Estimated $ 410,000

Preliminary Costs and Warwick Expansion Estimated $1,245,500

Drew
Phase 2- Conover Renovation

Moving the walls to allow more usable space in Conover
Parking and deferred maintenance.

Main Level
- Remove walls
- Upgrade kitchen
- Bridge to parking lot
- Add unisex bathroom in new space
- Remove back stairs

Ancillary Project
- Extend, relocate, upgrade HVAC

Conover Renovation 1,550 Sq. Ft. Estimated $210,000

Drew
Phase 3 - Office Wing Rebuild

New main entry with additional lobby area. Add new entry to lower level with its expansion

**Main Level**
- Elevator
- Minister's Office
- Administrator/Intern Office
- Bookkeeper/Volunteer Office
- Conference Room
- ADA Restrooms (3)
- Southwest Entry (main entry)

**Lower Level**
- Teen Room
- South Entry from Parking Lot
- ADA Restrooms (2)

Drew
Phase 3 - Office Wing Rebuild

New main entry with additional lobby area.
Add new entry to lower level with its expansion

Exterior
New signage
Circle Drive
Pergola connecting lobby to Conover

Ancillary Projects
Recarpet Bragg, lobby, library, meeting room
Extend, relocate, upgrade HVAC
Extend, replace office wing and Bragg roof

Office Wing  From 1,200 Sq Ft to 2,585 Sq. Ft. Estimated $1,025,000

Drew
## Total Estimated Costs

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<tr>
<th>Phase</th>
<th>Estimated Cost</th>
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<td>Phase 1</td>
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Drew
Next Steps Beyond the Renovation Concepts Team

• Establish task forces for
  • Capital Campaign
  • Architectural Selection,
  • Building Renovation
• Select and Hire Architectural Firm
• Select and Hire Capital Campaign Consultant
Ideas from the floor

• Have been collected from all three Church Chats
• Will be shared with appropriate teams once appointed
• You may share your ideas by clicking this link: http://goo.gl/forms/zXL7jiNzEJ